



**Ladywell, 1 Tower Road
Branksome Park, BH13 6HY**

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PRICE £525,000 (Share of freehold)

A third floor, 3 double bedroom apartment, set in this highly sought after development, built in 2000 by Whitelock. Set within superb woodland surroundings, this apartment benefits from a southerly aspect, westerly facing balcony, ensuite shower room, good sized kitchen/dining room with integrated appliances and a dual aspect sitting room. The architect-designed apartments, set on a level plot, offer easy maintenance, beautifully kept entrance ways with a passenger lift to all floors, including the basement, and well tended communal gardens.

- 3 double bedroom third floor apartment set in the desirable Ladywell development, built in 2000
- Set on the south westerly aspect of the development, with the main rooms enjoying the afternoon sun
- Dual aspect sitting room with a westerly balcony looking out to the rear of the building
- Spacious kitchen/dining room with a range of cream units and wood effect worktops over and fitted with integrated appliances to include Creda oven and grill, 4 ring gas hob with extractor, Servis washer/dryer, Hotpoint dishwasher, fridge/freezer and space for a breakfast table
- Master bedroom with fitted wardrobes, dressing area and en suite shower room
- 2 further bedrooms with fitted wardrobes (one currently used as a dining room)
- Large walk in airing cupboard
- Lift servicing all floors, including the basement
- Video entryphone system
- Allocated parking space in the basement with storage area (bay marked 20)
- Current owners have found a forward purchase that will be ready early summer
- Gas central heating and double glazing

Branksome Park is predominately a conservation area covering several hundred acres to the west of Bournemouth. The tree lined Avenue, leads to a lovely beach, with a sweeping promenade along the golden sand of Poole Bay. The closest beach, Branksome Chine, is a gentle stroll downhill, which is approximately 500 yards away from Ladywell. Westbourne shopping and local amenities are approximately a mile away.

Maintenance Charges: approx. £1400 every 6 months

COUNCIL TAX BAND: F

EPC RATE: B

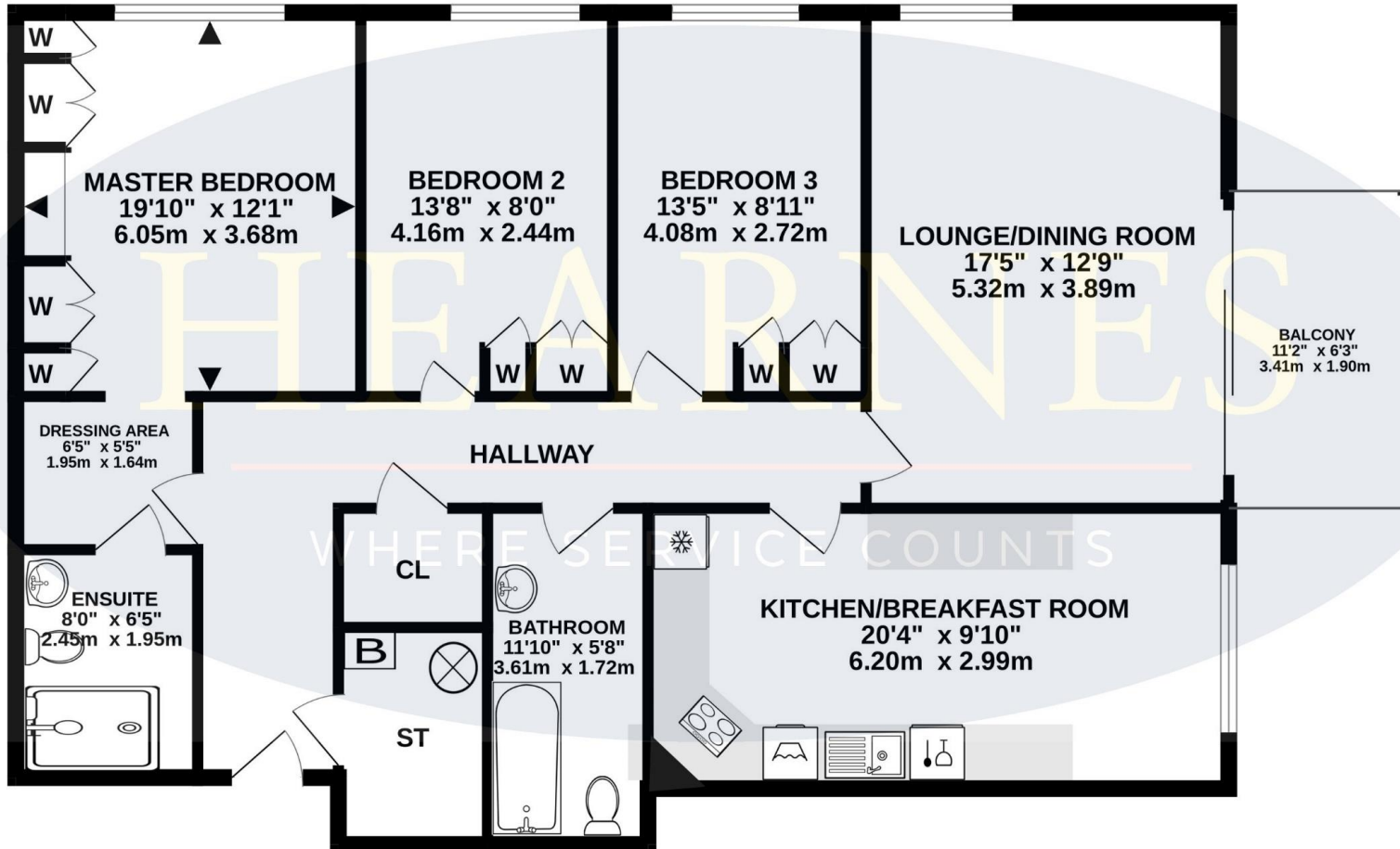


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.





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