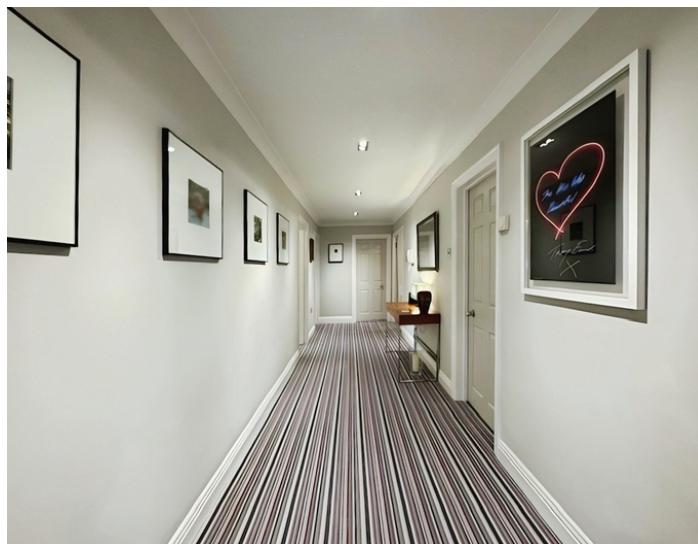




Guide Price £575,000

Flat 5, Coombe Wood, 11 Balcombe Road, BRANKSOME PARK, Dorset BH13 6DX



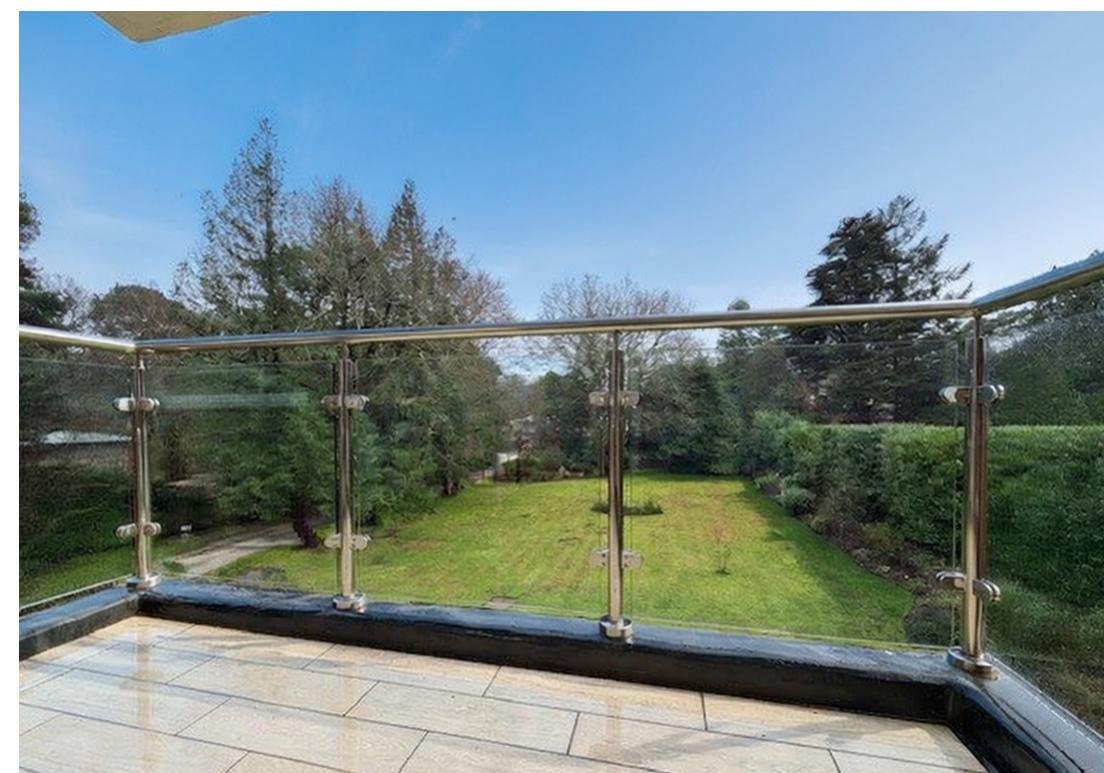
DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR

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THE PROPERTY

An exceptional three bedroom apartment, meticulously upgraded throughout to an outstanding standard, offering luxurious living within an exclusive development of just eight residences. Positioned on the second floor, this superb home affords exceptionally spacious and well arranged accommodation. A particular feature is the high-specification kitchen fitted with appliances, complemented by the rare and highly desirable addition of a separate utility room. The impressive lounge provides an inviting space for relaxation and entertaining, seamlessly flowing into a dedicated dining area and there is a generous balcony with southerly aspect. There are three generously proportioned double bedrooms, including a luxurious principal suite featuring fitted wardrobes and a stylish en-suite shower room as well as a modern bathroom serving the remaining bedrooms. Completing this outstanding offering is the significant advantage of a double garage, providing secure parking and excellent storage — a truly rare feature for an apartment of this calibre.

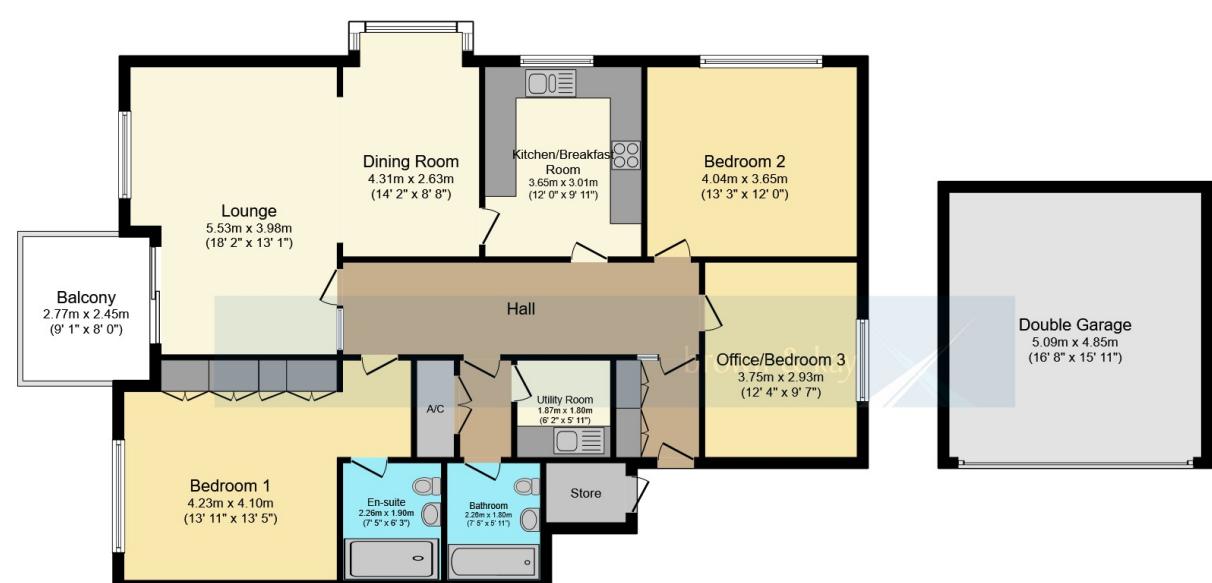
Branksome Park is a highly sought-after location, renowned for its wide, tree-lined avenues and an attractive mix of substantial detached homes and exclusive apartment developments. Embrace the very best of coastal living, with miles of golden sandy beaches nearby and a picturesque promenade stretching from Sandbanks in one direction to Bournemouth and beyond in the other. With lifestyle firmly in mind, the vibrant villages of Canford Cliffs and Westbourne are both within easy reach, offering an eclectic mix of independent café bars, diverse restaurants, and stylish boutique shops, alongside popular high-street names including Marks & Spencer Food Hall.

MATERIAL INFORMATION

Tenure - Share of Freehold
Length of Lease - 999 years from 1992
Service Charge for 2026 - £3,600, payable in 2 instalments of £1,800 on 1st January and 1st July.
Management Agent - NMC Property
Holiday Lets and Pets - Not permitted
Utilities - Mains Electricity, Mains Gas and Mains Water
Drainage - Mains Drainage
Broadband - Refer to Ofcom website
Mobile Signal - Refer to Ofcom website
Council Tax - Band F
EPC Rating - B

KEY FEATURES

- EXCLUSIVE DEVELOPMENT
- STUNNING SECOND FLOOR APARTMENT
- LARGE LOUNGE WITH DINING AREA
- BEAUTIFULLY APPOINTED KITCHEN
- MASTER WITH EN-SUITE
- SEPARATE UTILITY ROOM
- THREE BEDROOMS
- DOUBLE GARAGE
- SOUTHERLY ASPECT BALCONY
- WELL TENDED COMMUNAL GROUNDS



Floor Plan
Floor area 125.2 sq.m. (1,348 sq.ft.)

Total floor area: 149.9 sq.m. (1,613 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Garage
Floor area 24.7 sq.m. (266 sq.ft.)