

Kings Court
28 Tower Road, Branksome Park BH13 6EJ
£495,950 Freehold

MAYS
ESTATE AGENTS





Property Summary

A contemporary three double bedroom two-bathroom luxury first floor apartment. Perfectly situated in desirable Branksome Park, near local chines and Westbourne Village.



Key Features

- Contemporary three bedroom apartment
- Two modern bathrooms
- Open plan kitchen/lifestyle space
- Quality fitted kitchen with a peninsula breakfast bar
- Highly desirable Branksome Park location
- Nearby to local chines and Westbourne Village
- Secure underground parking
- Private store
- Manicured communal gardens
- Pets allowed



About the Property

Kings Court offers a luxury collection of apartments nestled in leafy Branksome Park, enjoying a fantastic location near local chines and cosmopolitan Westbourne Village.

The apartment can be accessed via a secure lower ground garage, communal side entrance, lift or stairs to the first floor. On entering the apartment, a spacious entrance hall greets you, offering additional storage, leading to bedroom three and a modern family bathroom complete with a separate shower.

A real feature of this apartment is the kitchen lifestyle space located to the rear of the development which enjoys leafy views and three well-defined areas. The kitchen offers a large workspace and includes quality integrated appliances, attractive stone worktops and a feature peninsula breakfast bar. The lounge/dining area has plenty of space for soft seating and dining and enjoys a flexible arrangement, ideal for entertaining.

The spacious main bedroom suite overlooks the landscaped grounds at the rear and features a modern ensuite shower room and fitted furniture. Bedroom two enjoys a high degree of privacy and is centrally located within the apartment, also with fitted furniture.

Externally, the development sits on a spacious plot enjoying manicured gardens and a leafy outlook to both the front and rear. A private parking space is located in the underground garage and the apartment also benefits from a private store.

Tenure - Share of Freehold Council Tax Band: D

Maintenance - Approximately £1600 per annum

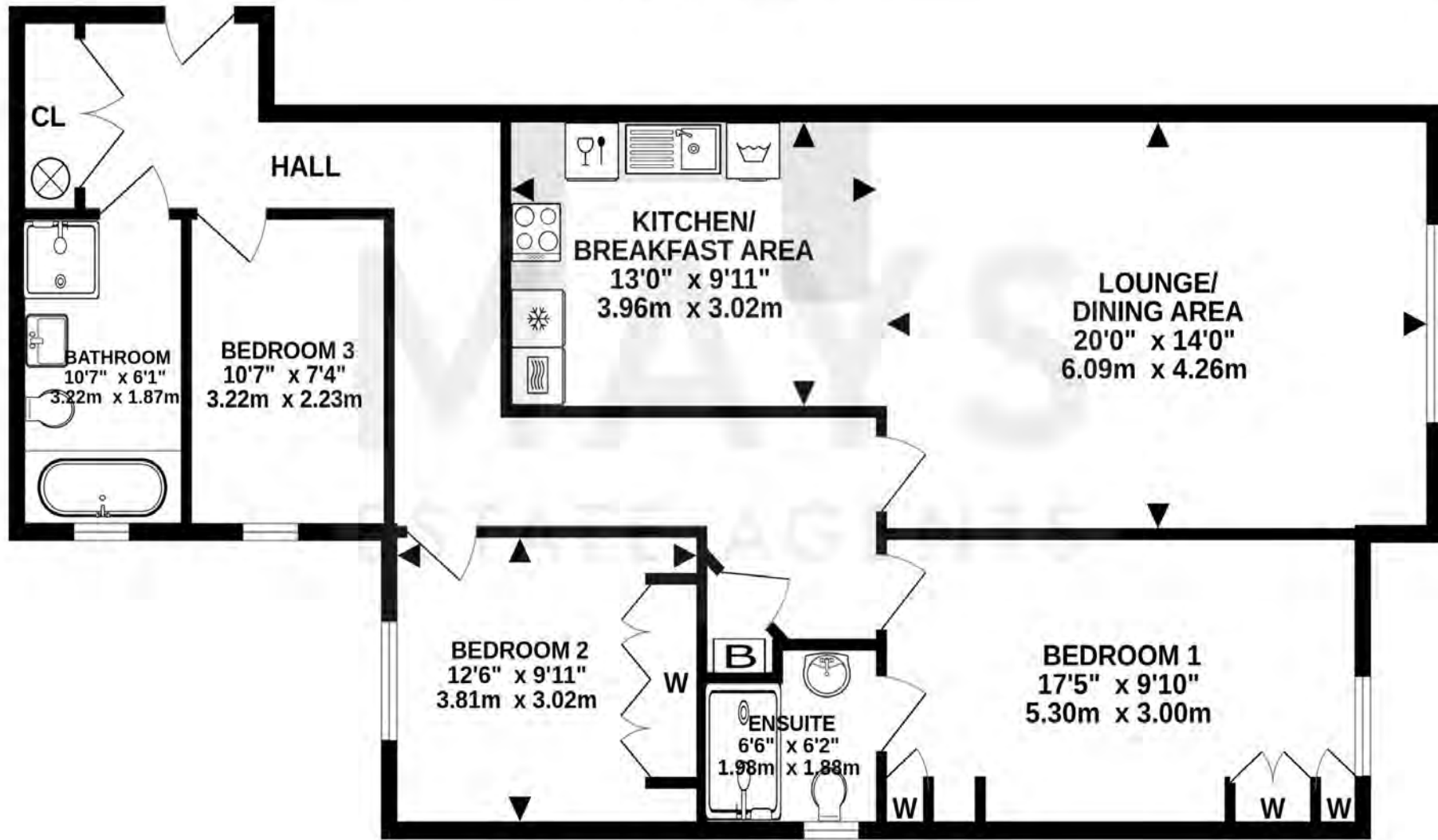
Notes: Pets allowed. Holiday letting/airbnb is not permitted



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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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About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

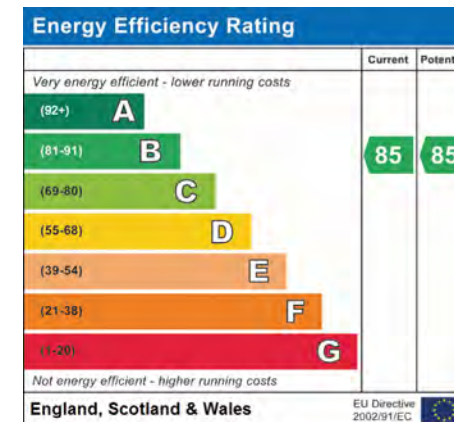
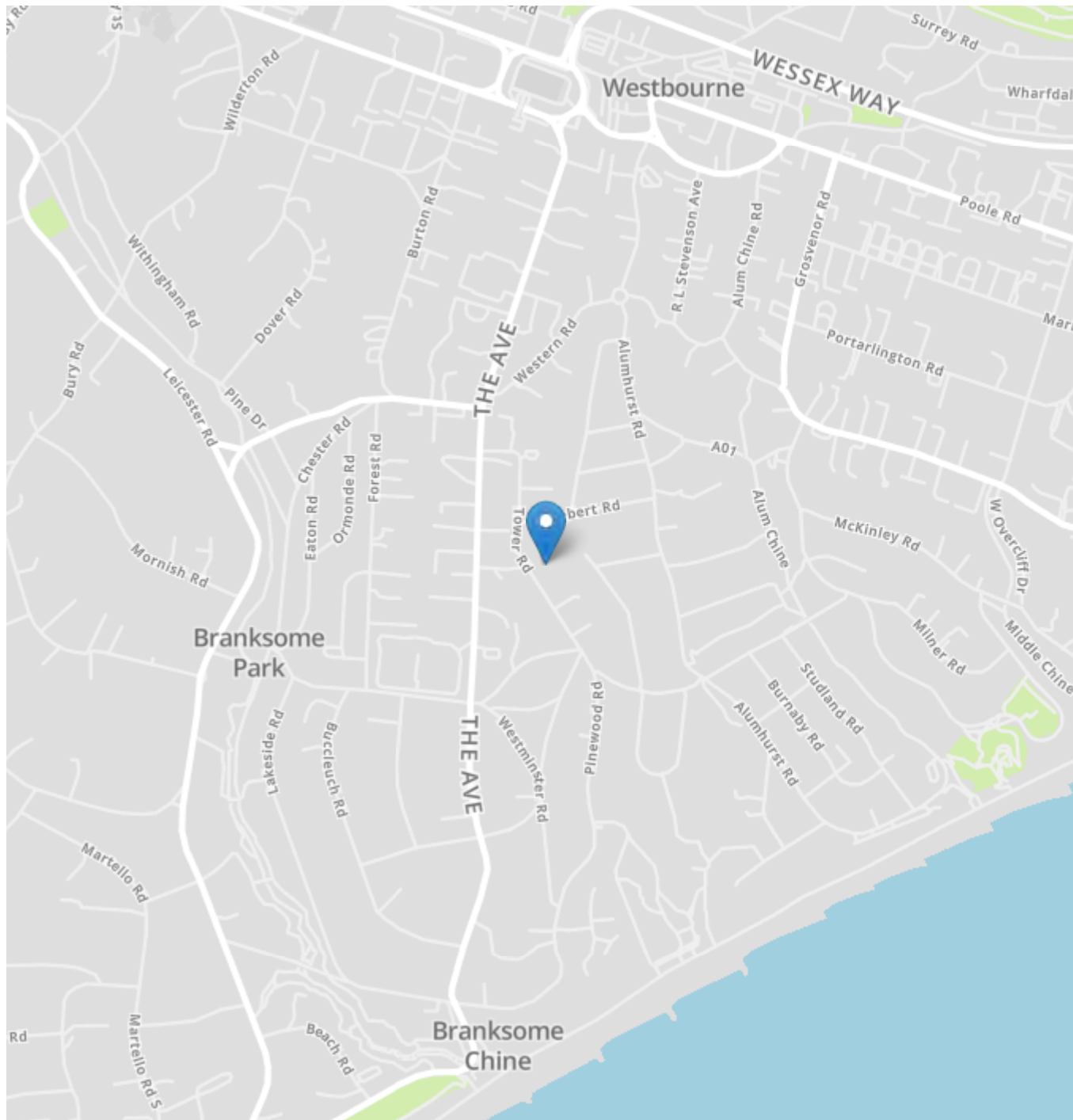


About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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