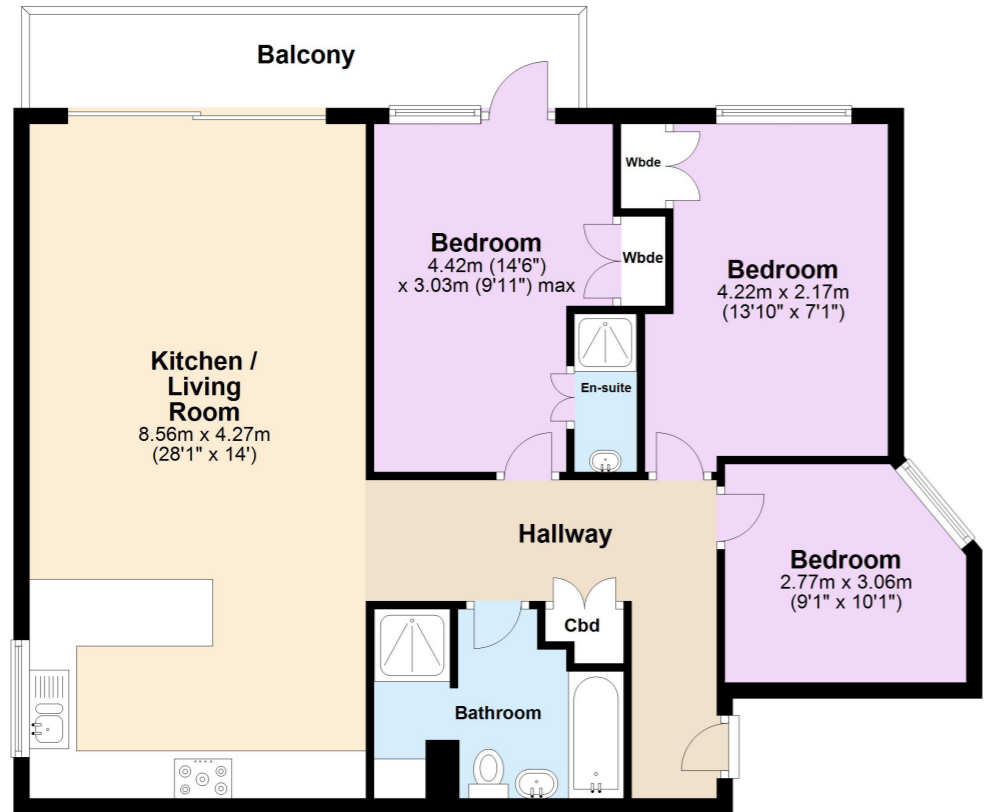




LINKHOMES
ESTATE AGENTS

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Total area: approx. 92.2 sq. metres (992.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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
Plan produced using PlanUp.



Flat 5, Dene Lodge, 38 Western Road, Poole, Dorset, BH13 6EU
Guide Price £365,000

**** NO FORWARD CHAIN ** BRANKSOME PARK LOCATION **** Link Homes Estate Agents are delighted to present for sale this three bedroom first floor apartment situated in the much-desired BH13 postcode. Benefitting from an array of standout features including three double bedrooms with bedroom one offering a bespoke en-suite, an open plan stylish kitchen/living room with direct access onto the South-facing balcony with gorgeous tree-lined views, a three-piece family bathroom, a garage and a long lease. This is a must-view to appreciate the stunning location on offer!

Western Road is a picturesque and tree-lined road in the popular location of Branksome Park, within close proximity of the Blue Flag beaches at Branksome Chine. It is also only a short distance from the popular shopping parade in Canford Cliffs, approximately just over a mile away and the desirable Westbourne Village is also within walking distance. The shores of Poole Harbour and the world-famous Sandbanks Peninsula are easily accessible by car within a few minutes. The property has easy access to both Bournemouth and Poole Town Centres. Branksome Train Station, with its direct links to Southampton & London, is located just over one mile away making it an ideal place to own a second home.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





First Floor

Entrance Hallway

Smooth set ceiling, ceiling lights, smoke alarm, front door to the side aspect, two radiators, phone entry system, storage cupboard with the consumer unit enclosed, power points, additional storage cupboard, internet point and carpeted flooring.

Living Room

Smooth set ceiling, downlights, UPVC double glazed sliding doors to the rear aspect, UPVC double glazed window to side aspect, radiator, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, downlights, feature lighting, UPVC double glazed window to the side aspect, wall and base fitted units, breakfast bar with bar stools, cupboard with the 'Glow Worm' combination boiler, five point 'Range Master' gas hob with under oven and overhead extractor fan, glass splash back, an American style fridge/freezer, integrated washing machine, integrated dishwasher, power points, smoke alarm, one and a half bowl composite sink with drainer with feature tap and tiled flooring.



Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, built-in wardrobes, power points, radiator, television point and carpeted flooring.



En-Suite

Smooth set ceiling, ceiling light, tiled walls, walk-in waterfall shower with extra showerhead, feature sink, wall mounted mirror, extractor fan and tiled flooring.

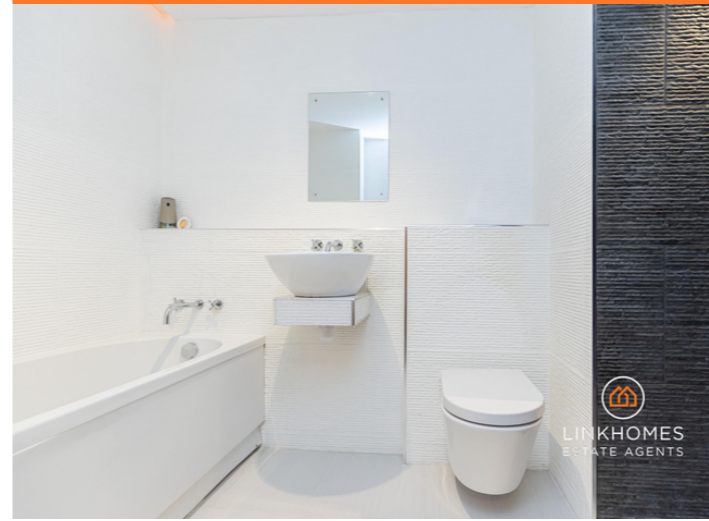
Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, built-in wardrobe, radiator, power points and carpeted flooring.



Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling lights and down lights, partially-tiled, panelled bath, walk in rainfall shower with seat, feature sink, toilet and tiled flooring.

Outside

Communal Garden

South facing, mainly laid to lawn with concrete pathways.

Gargage

Garage in a block with a flat roof where residents can park.

Parking

Visitor spaces.



Useful Information

Agents Notes

Tenure: Share of Freehold
Lease Length: 900+ Years Remaining
Ground Rent: £0
Service Charge: £3,000 per annum including buildings insurance, communal gardening, cleaning and communal electricity.
Managing Agents: Napier Property Management
Pets are permitted, subject to permission from the residents association.
Rentals are permitted.
Holiday Lets are not permitted.
EPC Rating:
Council Tax Band: E - Approximately £2,625.02 per annum.

Stamp Duty

First Time Buyers: £0
Moving Home: £5,750
Additional Property: £16,700

