

Pine Park Mansions  
1-3 Wilderton Road, Branksome Park BH13 6EB  
£350,000

**MAYS**  
ESTATE AGENTS









## Property Summary

Stunning newly renovated top-floor three-bedroom luxury apartment, boasting a private southwest facing balcony, a share of the freehold, private garage and two permit parking spaces. Ideally located in leafy Branksome Park, just moments from the shops, cafes and amenities of Westbourne Village. Offered with no forward chain.

## Key Features

- Prestigious BH13 location with elevated sixth-floor position
- Fully renovated three-bedroom apartment finished to an exceptional standard
- Spacious lounge/dining room with sliding doors to a glazed balcony enjoying garden views
- High-quality fitted kitchen with integrated appliances and breakfast bar
- Energy-efficient smart electrical system with dual-tariff metering and 10-year certificate
- Modern electric combi boiler providing instant hot water and efficient central heating
- Contemporary shower room and separate WC
- Two allocated permit parking spaces plus integral garage with electric door
- Secure building with communal entrance, lift access and intercom system
- Short walk to local amenities, Westbourne village and Bournemouth's award-winning beaches







## About the Property

Occupying an elevated sixth-floor position within one of BH13's most desirable residential locations, this exceptional three-bedroom apartment offers luxury living with far-reaching garden views. The property has been comprehensively renovated and redecorated to an exacting standard, with newly fitted carpets and elegant luxury tiled flooring throughout. A modern glazed, panelled balcony provides a tranquil outdoor retreat and can be accessed from both the principal living space and one of the bedrooms.

The building benefits from a secure communal ground-floor entrance leading to a well-maintained lobby, stairwell and lift, providing convenient access to the apartment's private front door. An upgraded electrical infrastructure has been installed, featuring a smart dual-tariff meter supplying all circuits and offering economical day and night energy usage. A modern consumer unit serves every circuit and is supported by a ten-year electrical installation certificate, ensuring safety and peace of mind.

The entrance hall provides a welcoming first impression and offers access to all principal rooms. It features attractive acoustic wall panelling, a back-lit mirror, intercom system, landline and Wi-Fi point. The hall also houses the consumer unit enclosure and benefits from a centrally positioned radiator with thermostatic control.

The accommodation is complemented by a stylish and fully tiled shower room, fitted with a modern vanity unit, an illuminated heated mirror, a shaver socket and an extractor. The shower cubicle features a Mira dual push-button shower, while a Bluetooth-enabled heated towel radiator provides both comfort and convenience. In addition, there is a separate contemporary WC, finished to the same high standard, with a vanity unit, illuminated mirror, chrome towel radiator and luxury tiled flooring.

The high-quality kitchen has been fitted with a selection of integrated appliances, featuring a programmable washing machine, dishwasher, fridge freezer, induction hob with extractor and double oven with built-in microwave. Luxury work surfaces and a breakfast bar are complemented by gloss-finished cabinetry, a pull-out larder and carousel corner storage. Subtle ambient lighting completes this stylish and functional space.

The principal bedroom is generously proportioned and benefits from three fitted double wardrobes, USB charging points, luxury window blinds and a centrally heated radiator. The second bedroom is equally well presented and features USB sockets, a column radiator, luxury shutter blinds and sliding patio doors opening directly onto the balcony. The third bedroom offers further versatility, with a fitted double wardrobe, USB charging sockets, luxury blinds and a radiator.

The impressive lounge and dining room provides a bright and spacious living environment, ideal for both entertaining and everyday living. Sliding patio doors lead directly onto the balcony, enhancing the sense of light and space. The room benefits from USB charging points, television and satellite connections, column radiators and elegant shutter blinds, creating a refined yet comfortable atmosphere.

Externally, the property enjoys the benefit of an integral garage located within Block A, fitted with an electrically operated door, power supply and lighting. There are also two allocated permit parking spaces within a patrolled parking area, as well as beautifully maintained communal gardens for residents to enjoy.

Offered with no forward chain.

Tenure: Share of Freehold (999 years lease from 1974)

Management Company: Rebbeck Bros Property Management 01202 780780

Maintenance Charge: £2,585.40 per annum (paid quarterly in advance) including water, communal cleaning, communal electrics and general maintenance

Council Tax Band: D (BCP Council)

Holiday lets/Airbnb are permitted Pets are not permitted

Purpose-built development constructed in 1974 (Block A)

Utilities: Mains Electricity, Water & Sewerage. No gas

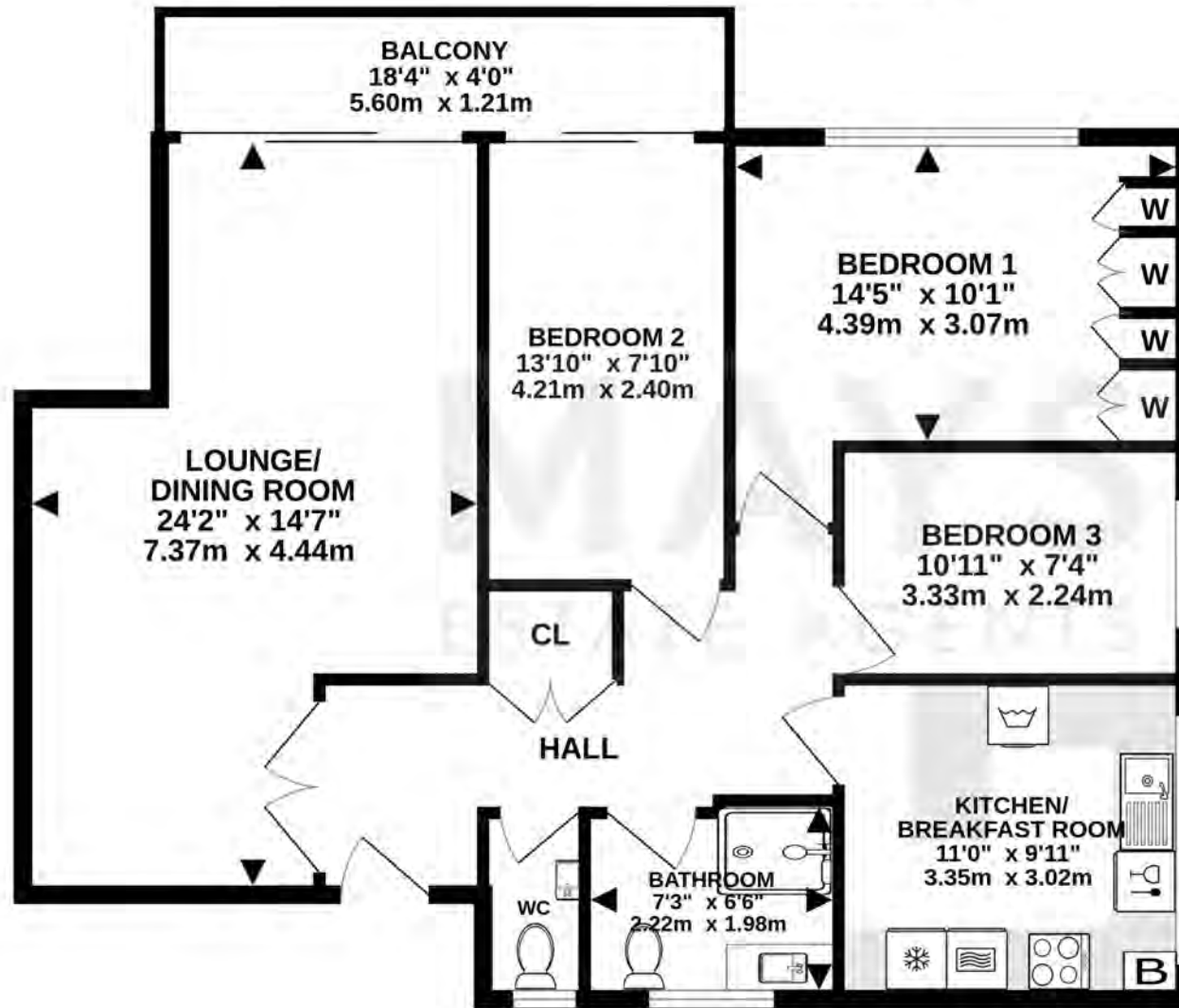
Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

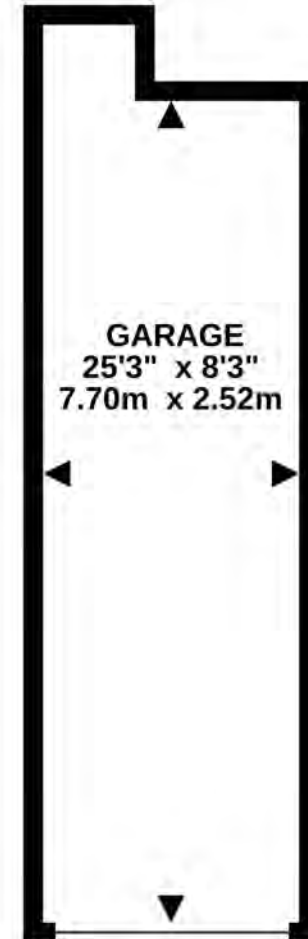
# INCLUDING BALCONY AND GARAGE

TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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GROUND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
217 sq.ft. (20.1 sq.m.) approx.







## 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.



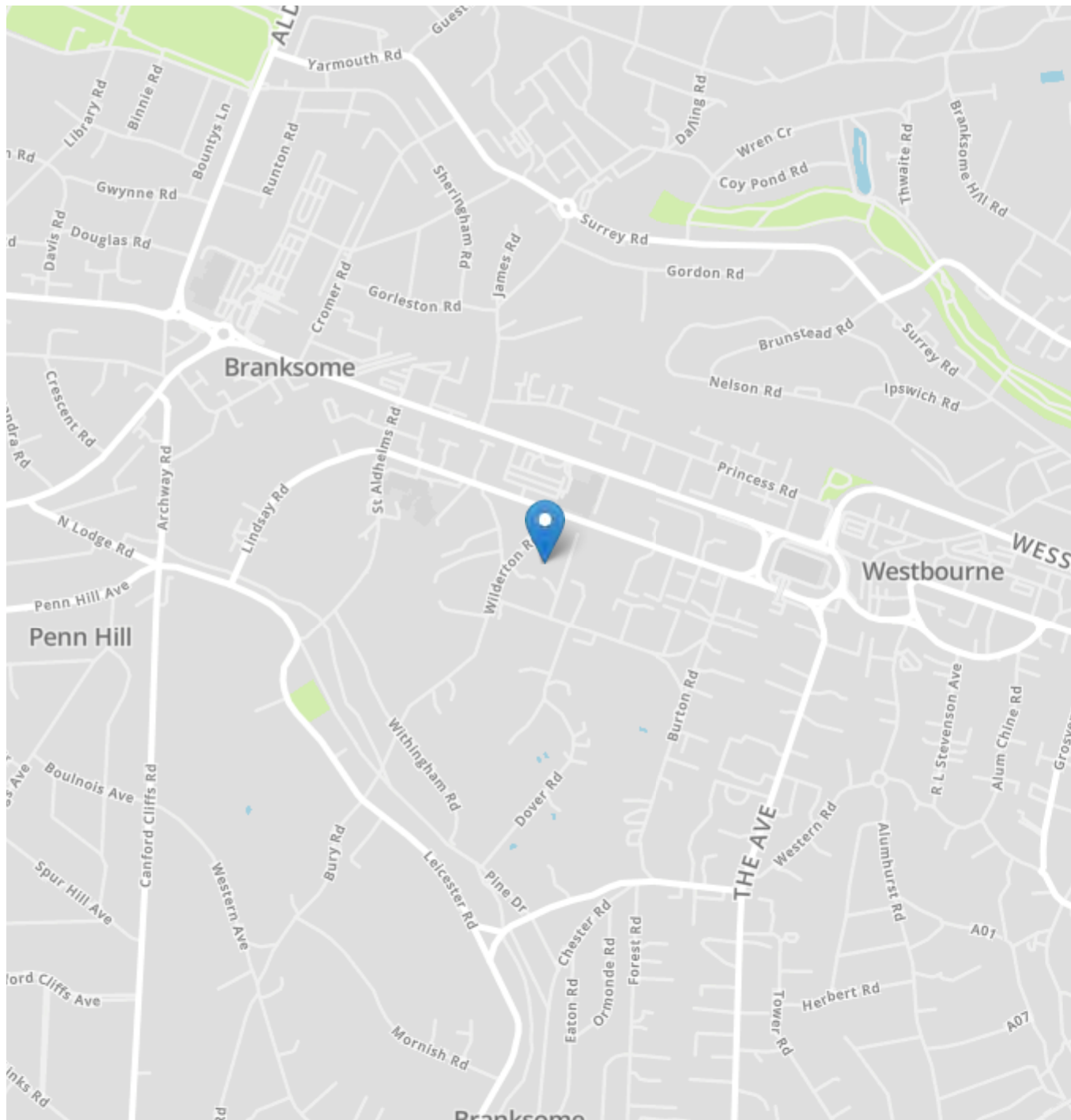
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### 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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