



**Flat 1 Balcombe Tower, 6 Balcombe Road,
Branksome Park, Poole, Dorset, BH13 6DY**

Flat 1 Balcombe Tower, 6 Balcombe Road, Branksome Park, Poole, Dorset, BH13 6DY

SHARE OF FREEHOLD PRICE £550,000

An extremely spacious 3 double bedroom, 2 bathroom apartment with over of 2300 square feet of accommodation, benefitting from a large south facing enclosed sunroom, double garage with power and within 0.5 Miles of Westbourne and 1.3 miles of the Branksome Chine Beach. The accommodation comprises of a generous entrance hall, with cloakroom, kitchen/breakfast room, separate utility room 2 reception areas to include a lounge, leading into the dining room and both having access to the sunroom. All bedrooms are doubles with fitted wardrobes, and the master having an ensuite bathroom, dressing area and door leading to the sunroom. The apartment has an excellent layout and flow with a grand entrance hall which is central to all the accommodation space, with all windows looking out to the communal gardens. This flat is sold vacant with no forward chain. Balcombe Tower is a highly desirable development, built just over 30 years ago and consists of just 8 apartments, over 4 floors and having newly refurbished entrance halls, video entryphone system and passenger lift. The residents own a share of the freehold and is a very well managed block.

- A ground floor 3 double bedroom, 2 bathroom apartment in a highly regarded development
- Extremely spacious apartment with 2 generous reception areas with access onto the private south facing sunroom
- Generous entrance hall with cloakroom
- Dual aspect kitchen/breakfast room fitted with a range of units with work tops over. Integrated appliances to include electric fan oven and grill, electric hob, extractor, fridge/freezer and dishwasher
- Separate utility room with sink, storage units, plumbing and space for washing machine and tumble dryer
- Double garage with electric up and over door, lighting and power. Also, further 8 visitor parking spaces.
- Gas central heating and double glazing throughout
- Newly installed passenger lift to all floors and video entryphone system
- Well-tended communal grounds
- Probate sale with probate granted, vacant and sold with no forward chain

Balcombe Tower is ideal for those who want to walk to amenities, being half a mile, flat walk to Westbourne where there is an excellent range of cafes, bars and restaurants including an M&S and close to Tesco on Lindsay Road. The beach and sea at Branksome Chine are a mile away and Poole harbour within 2 miles.

Term of lease – 999 years from 1990

Maintenance Charges: £4100 per annum. Which includes £500 towards the sinking fund, gardening, communal cleaning, water rates, lift servicing, managing agent fees and building insurance.

COUNCIL TAX BAND: G

EPC RATE: C

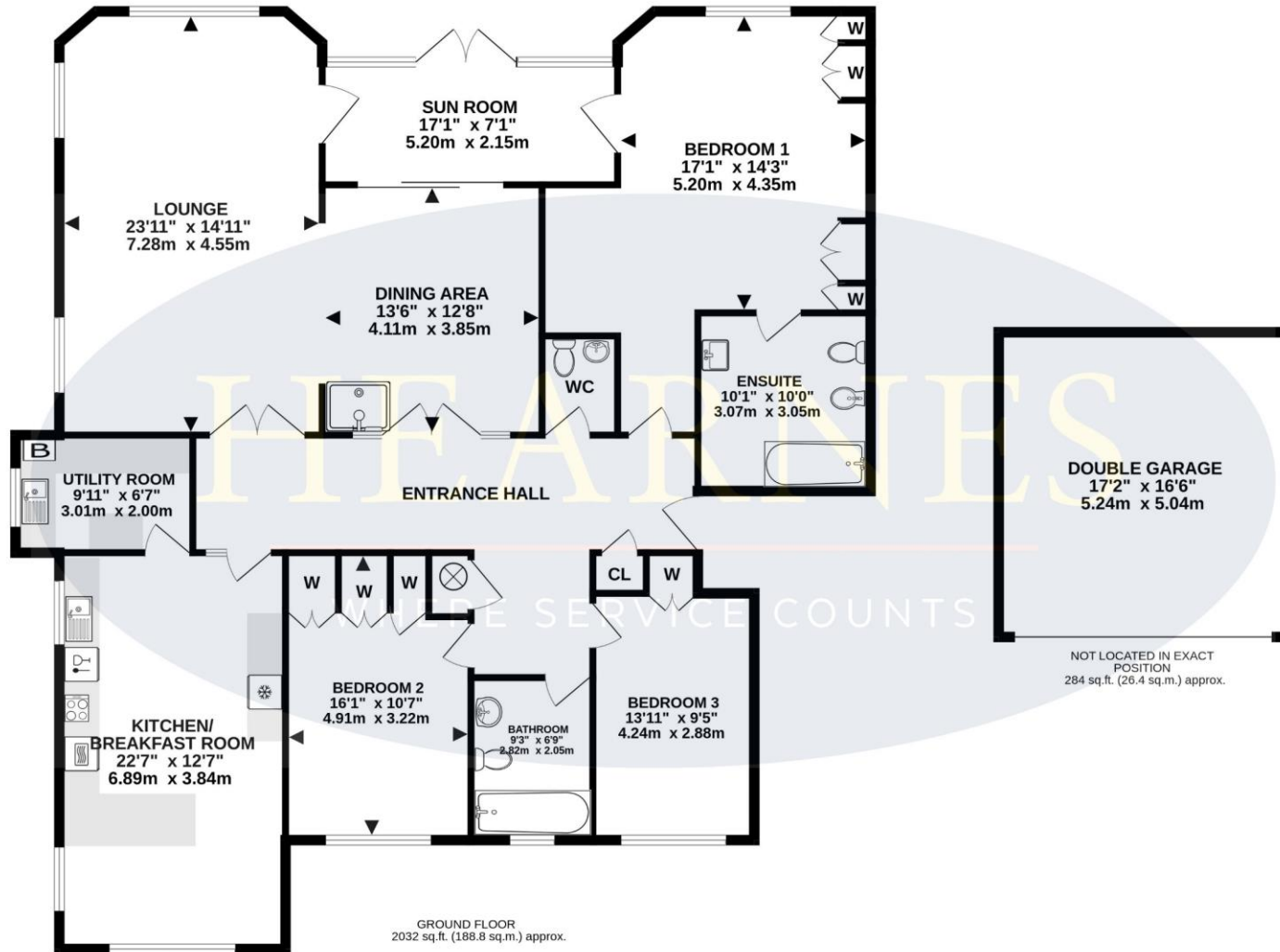




INCLUDING GARAGE

TOTAL FLOOR AREA : 2316 sq.ft. (215.1 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.
Made with Metropix ©2024







www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE