



**Flat 14 The Gateway, 2 Wilderton Road West,  
Branksome Park, Poole, Dorset, BH13 6EF**

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# Flat 14 The Gateway, 2 Wilderton Road West, Branksome Park, Poole, BH13 6EF

## Share of Freehold GUIDE PRICE £325,000 - £335,000

A spacious 2 double bedroom second floor apartment, set in a delightful, gated community in a very well regarded area of Branksome Park. This charming property has been updated to provide an elegant, yet homely space and is well presented internally. Offering fresh redecoration throughout in neutral tones, new attractive internal doors and a generous lounge/dining room with feature fireplace with electric fire. A particular feature is the enclosed sunroom, that leads to the sitting room and kitchen, providing a wonderful place to look out at the gardens and tree top views. Both bedrooms have newly fitted wardrobes, the master having an ensuite luxury shower room along with a further bathroom. Whichever room you look out of, you are spoiled by a wonderful, wooded outlook. The development consists of two blocks with eight apartments, and each apartment has its own separate entrance with security entryphone system, passenger lifts and spacious, well-kept communal hallways. The garages are located at the rear of the building and are accessed via a pillared entrance, being hidden from view by mature hedges. Additional benefits include double glazing, gas fired central heating, garage with lighting, and a share of freehold.

- Charming and well presented 2 double bedroom, second floor apartment set in a wonderful, gated development in Branksome Park
- Spacious lounge/dining room with full height large windows with treetop views, enjoying a southerly aspect
- Sunroom with 4 full height windows looking to the side. This super room provides a place to rest, read or enjoy a drink with a lovely outlook
- Luxury ensuite shower room and further family bathroom
- Modern kitchen in a range of white units with work tops over and fitted with a range of integrated Bosch appliances to include oven, 4 ring gas hob, extractor, fridge/freezer, dishwasher and freestanding AEG washer/dryer
- Gas central heating and double glazing
- Wonderful communal gardens surrounding the development with each flat owning a garage to the rear with lighting
- Large visitor parking area
- Entryphone system, well-kept communal hallways and parking area
- Offered vacant with no forward chain

The Gateway is a level walk and within a mile of the shops in Westbourne with its shopping centre, bars, restaurants and Victorian shopping arcade. Tesco Extra is less than 200 meters. The beach and sea are approximately 1.5 miles away and benefit from the delightful promenade stretching all the way from Sandbanks to Bournemouth and on to Hengistbury Head. Poole Town Centre and Harbour with its boating facilities and marinas is around 3.5 miles from the property. Bournemouth Town Centre is within 2 miles and offers a wide range of activities, with its café culture, Pavilion, cinemas, restaurants, and train station with direct links to London Waterloo.

Lease: Share of Freehold 999 years from 25<sup>th</sup> December 2009

Maintenance charges: £3600 per annum

COUNCIL TAX BAND: E

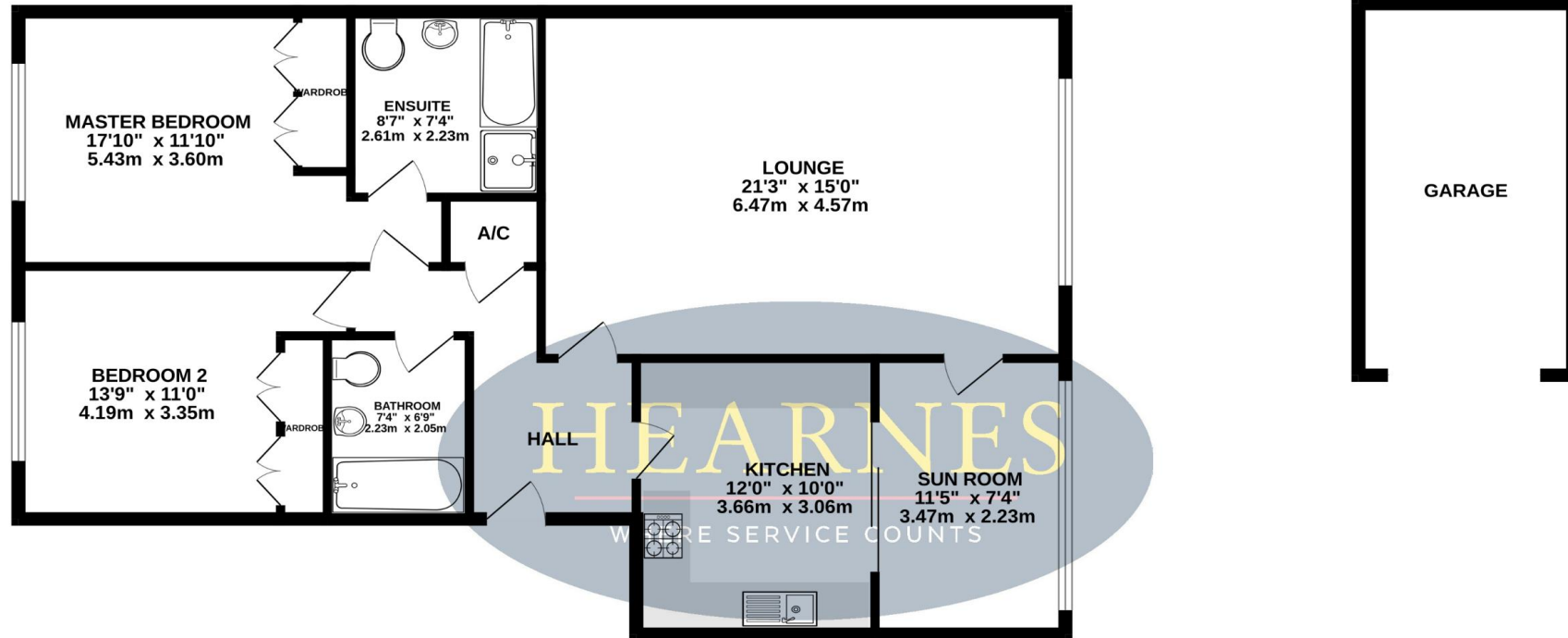
EPC RATE: C





SECOND FLOOR  
1063 sq.ft. (98.7 sq.m.) approx.

GARAGE  
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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