



**2 Rowington Hall, 4 Dover Close, Branksome Park,
Poole BH13 6EA**

Price Guide £850,000 Share of Freehold





Property Summary

A grand and opulent three bedroom first floor apartment, full of charm and character, retaining a wealth of original features, set in magnificent grounds, nestled away in a peaceful location in prestigious Branksome Park.



Key Features

- Charming First Floor Apartment
- Set In Magnificent Victorian Building
- Wealth Of Original Character Features
- Elegant Drawing & Sitting Rooms
- Beautiful Principle Bedroom With Bathroom En-Suite
- Two Further Bedrooms With En-Suites
- Private Sun Terrace
- Stunning Grounds
- Double Garage



About the Property

Ornate wrought iron gates and a pedestrian pathway, lead to the main entrance, which is entry phone protected for the residents privacy and security. A magnificent hand crafted and turned staircase leads to the private front door, which is located on the first floor. The spacious entrance hall creates an excellent first impression, with all principle rooms leading off.

The drawing room is absolutely stunning. It enjoys a double aspect, is beautifully light and has a lovely open outlook, overlooking the grounds. There is ample space for a dining table and chairs. Double doors lead out on to a sun terrace, ideal for entertaining, relaxing or dining. The sitting room, although less formal, has a lovely picture window, that overlooks the gardens.

The kitchen has a good range of wall and floor mounted storage cupboards, with ample worktops above. Built in oven and hob. There is ample room for a table and chairs.

The principle bedroom has a delightful feature bay window overlooking the grounds, as well as floor to ceiling built in mirror fronted wardrobes, incorporating hanging and shelving space and a spacious four piece bathroom en-suite.

There are two further double bedrooms, both with en-suites and excellent storage space. The separate cloakroom, completes the accommodation. The communal grounds have a south orientation and are a stunning feature of the property, being mainly laid to lawn with numerous shrubs and evergreens and enjoys a good degree of privacy for residents. This apartment has the benefit of a double garage. Viewing is highly recommended.



Share of Freehold

Remainder of 999 year lease

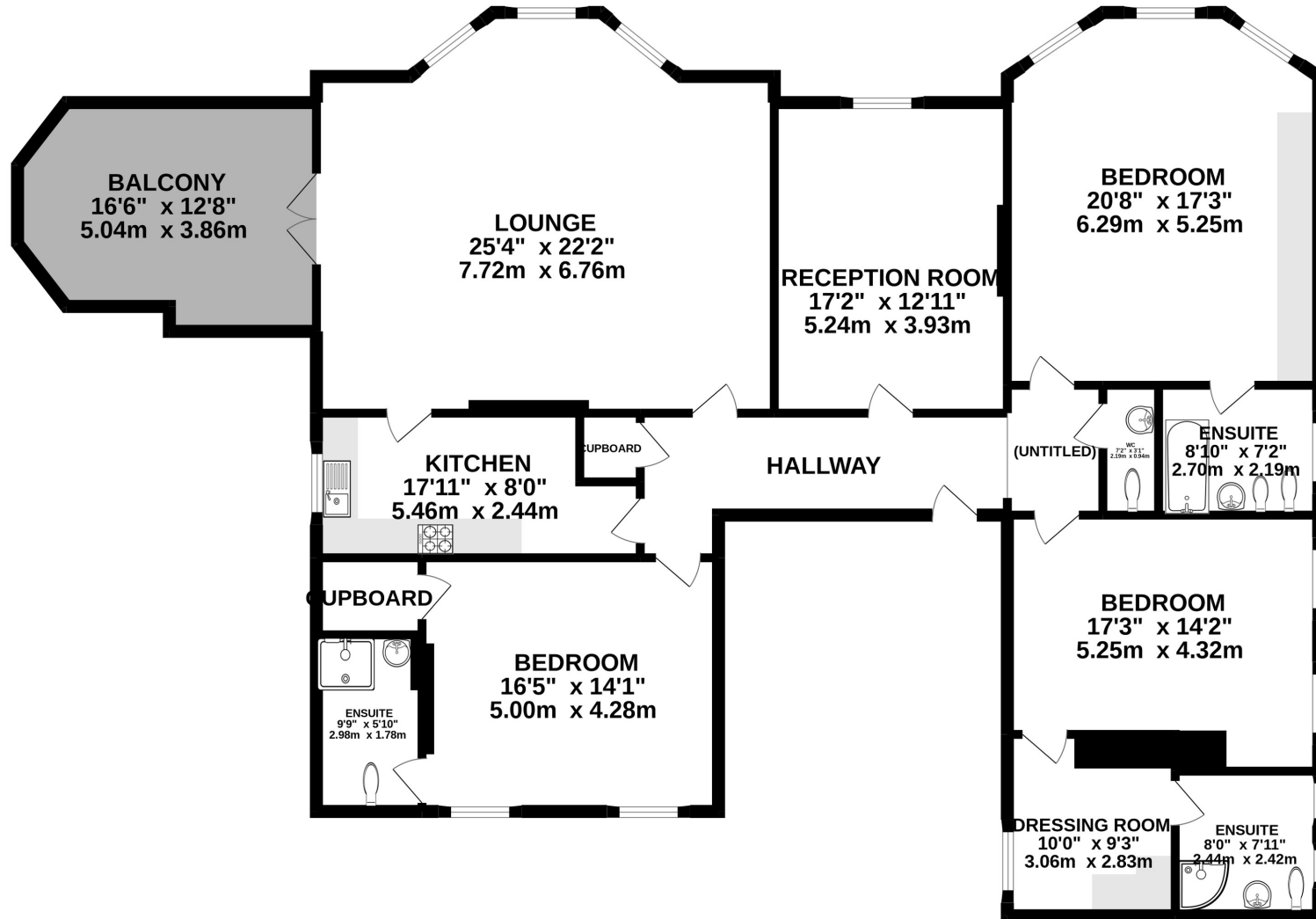
Service Charge - £288.95 per month

No Lift

Pets Are Not Permitted

Council Tax Band F

FIRST FLOOR
2128 sq.ft. (197.7 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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

This charming character first floor apartment in Rowington Hall, forms a major part of this magnificent Victorian building and retains a wealth of character features, including high ceilings, skirting boards, a beautiful fireplace and double height windows. The drawing room, sitting room and principle bedroom suite, enjoys delightful views overlooking the grounds.

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive enclaves 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 & West of The Avenue. Sitting approximately midway between the centres of Poole & Bournemouth, it is ideally located to take full advantage of the areas renowned shopping and leisure facilities such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. There is also easy access to the dual carriageway, linking the A338 and M27, in addition to rail services from Branksome and Bournemouth direct to London and Southampton



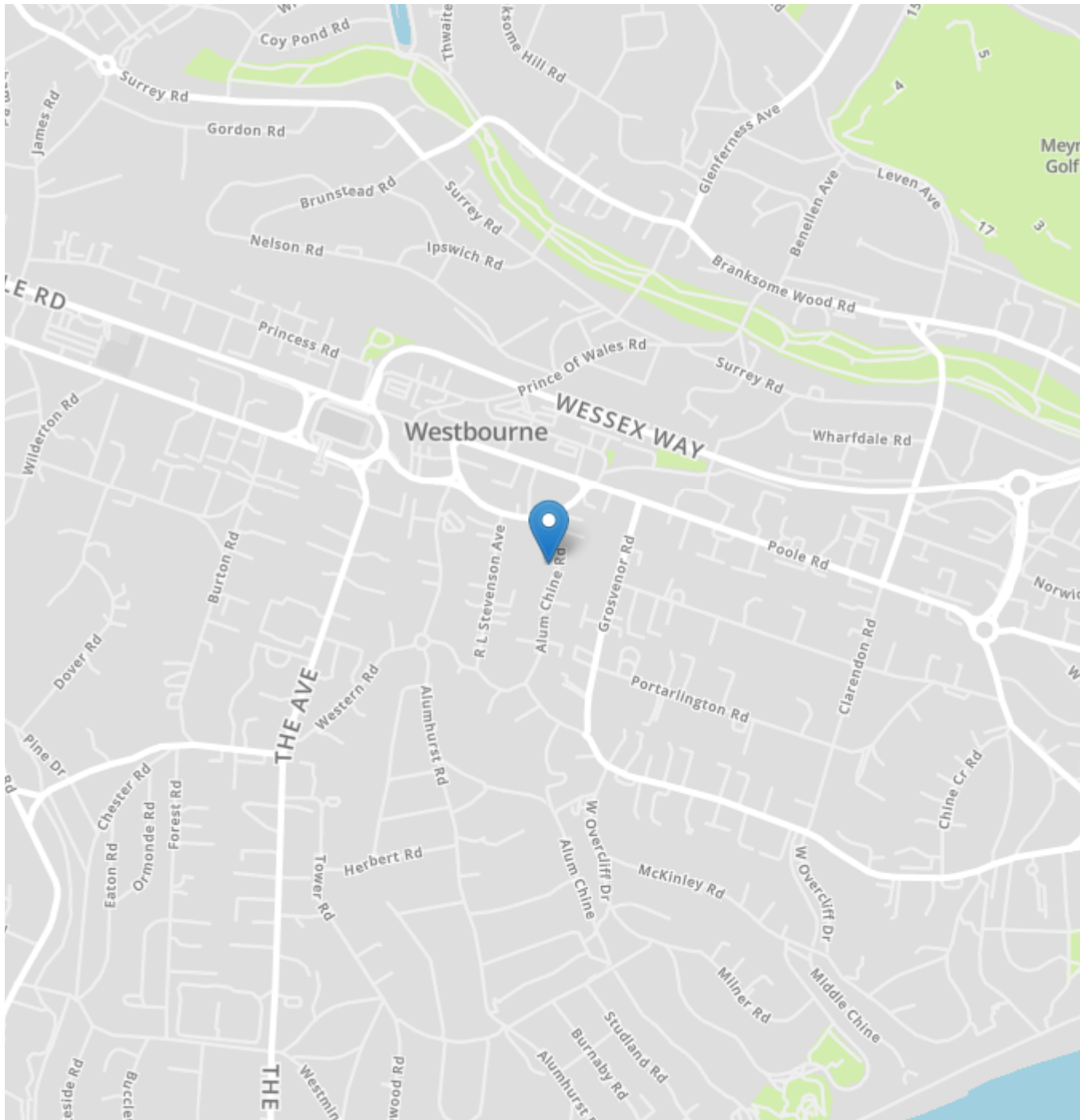
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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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