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Flat 3, Foxdene 5 Balcombe Road, BRANKSOME PARK BH13 6DX

£610,000

The Property

Brown and Kay are pleased to market this bright and airy apartment situated in this sought after, purpose built development. The home occupies a first floor position and affords generously proportioned accommodation throughout with benefits to include a good size entrance hall with storage, a dual aspect lounge, separate dining area with access to the balcony, spacious kitchen/breakfast room, master bedroom with dressing area and en-suite shower room, two further bedrooms and principal bathroom. Additionally, there are well maintained grounds, a double garage, share of the freehold and with no forward chain this would make a wonderful main home or holiday home alike.

Foxdene is well positioned in the highly desirable area of Branksome Park close to golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. Westbourne village which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also close by as are bus services which operate to surrounding areas.

AGENTS NOTE - PETS & HOLIDAY LETS

We are advised that both Pets and Holiday Lets are NOT permitted within the terms of the lease. AST Lets - please refer to the lease for terms.

COMMUNAL ENTRANCE HALL

Stairs and lift to the first floor.

ENTRANCE HALL

A generous hallway with storage.

LOUNGE

17' 6" x 13' 6" (5.33m x 4.11m) Double glazed front and side aspect windows with pleasant sunny outlook, radiators, arch to dining room.

DINING ROOM

13' 1" x 10' 8" (3.99m x 3.25m) Front aspect with double glazed doors to Balcony.

BALCONY

15' 1" x 6' 10" (4.60m x 2.08m) Pleasant sunny aspect over communal gardens, space for table and chairs.

KITCHEN/BREAKFAST ROOM

15' 5" x 11' 5" (4.70m x 3.48m) Dual aspect windows, well fitted with a range of wall and base units with work surfaces, integrated appliances and space for table and chairs.

BEDROOM ONE

14' 11" to wardrobes x 13' 6" (4.55m x 4.11m) Double glazed window, radiator, built-in wardrobes with hanging, shelving and drawer space.

DRESSING AREA

Built-in wardrobes with hanging and shelving space.

EN-SUITE SHOWER ROOM

Double glazed window, vanity style wash hand basin with storage below, low level w.c. and shower cubicle.

BEDROOM TWO

11' 11" x 9' 9" (3.63m x 2.97m) to wardrobe. Double glazed window, built-in wardrobes with hanging, shelving and drawer unit.

BEDROOM THREE

11' 9" x 11' 2" (3.58m x 3.40m) Double glazed window, radiator.

BATHROOM

Double glazed window, suite comprising panelled bath, vanity wash hand basin with cupboards below, inset w.c. and shower cubicle with wall mounted shower.

OUTSIDE

Foxdene occupies well tended landscaped gardens with good size lawn areas, well stocked flower shrub areas. There are parking spaces for visitors.

DOUBLE GARAGE

18' 0" x 17' 0" (5.49m x 5.18m) Electric up and over door, power and lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease
Maintenance - £2,400.00 per annum payable as two payments on the 1st February and 1st September.

COUNCIL TAX - BAND F