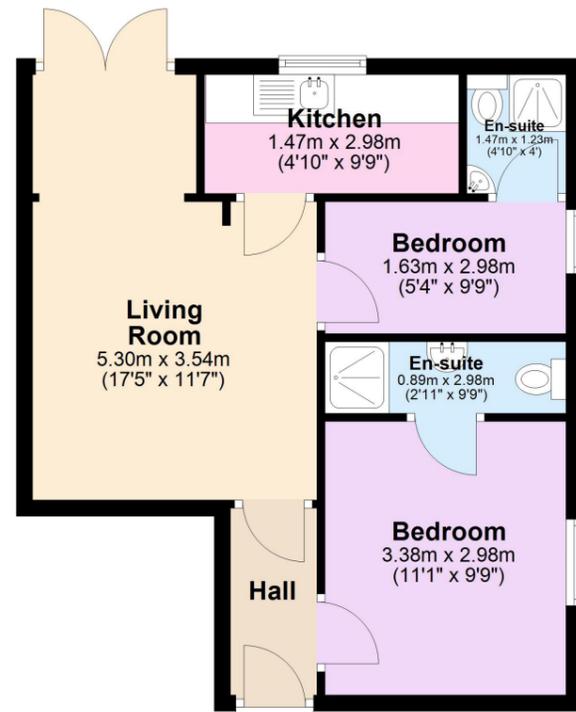




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### Ground Floor



Total area: approx. 44.4 sq. metres (478.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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  
Plan produced using PlanUp.



**Flat 2, 344 Poole Road, Branksome, Poole, Dorset, BH12 1AW**  
**Guide Price £160,000**

**\*\* GROUND FLOOR GARDEN APARTMENT \*\* NO FORWARD CHAIN \*\* FLAT LEVEL WALK TO WESTBOURNE \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom, ground floor apartment with a private rear garden located just minutes from Westbourne Village. Situated in a character conversion of just five apartments, and benefitting from an array of fine features including two good-sized bedrooms which both offer a three-piece en-suite bathroom, a separate kitchen with space for appliances, a living room with French doors leading onto the private rear garden and an allocated parking space. This is the perfect first time buy or investment.

Poole Road is situated close to Westbourne Village, which has a wide range of attractions such as restaurants, independent bars, pubs and cafes, Marks and Spencers Food Hall, The Post Office, Peter Treble Butchers, Big Wigs Bakery, Nusara Thai, Ounce Coffee, the much loved Westbourne Arcade and many other convenient attractions. The Westbourne Village and the West Cliff beaches are only half a mile apart and also within walking distance. The Bournemouth Wessex Way is just 0.3 miles away which gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. Branksome Train Station is just 0.2 miles away with direct links to London Waterloo in approximately two hours away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Coved ceiling, ceiling light, smoke alarm, cupboard with the electric meter enclosed, thermostat and laminate flooring.

### Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear aspect, entry phone system, radiator, television point, power points and carpeted flooring.

### Kitchen

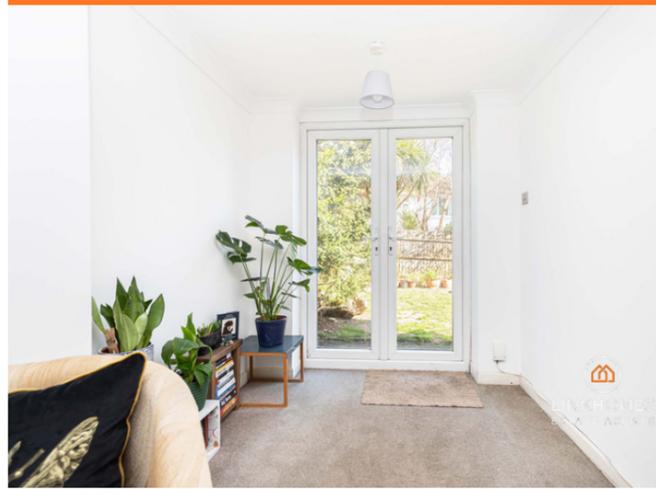
Ceiling light, UPVC double glazed window to the rear aspect, wall and base fitted units, stainless steel sink with drainer, space for a longline fridge/freezer, space for a washing machine, space for a free-standing electric oven, power points and tiled flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, cupboard with the combination boiler enclosed and consumer unit, power points, en-suite and carpeted flooring.

### En-Suite Shower Room

Ceiling light, enclosed shower, wall mounted sink with under storage, toilet, stainless steel heated towel rail, tiled walls and tiled flooring.



## Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points, en-suite and carpeted flooring.

### En-Suite Shower Room

Downlights, enclosed shower, toilet, wall mounted sink, tiled walls and tiled flooring.

## Outside

### Private Garden

Laid to lawn with surrounding wooden fences, surrounding shrubbery, outside light, side gated access to the communal sheds and decking area.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: Approximately 110 Years Remaining  
Ground Rent: £200 per annum, to increase to £400 in 2035.  
Service Charge: Approximately £3,253.96 per annum including buildings insurance.  
Managing Agents: Burns Hamilton  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted, subject to permission for a fee of £120 (inclusive of VAT).  
EPC Rating: C  
Council Tax Band: B - Approximately £1,753.85 per annum.

## Stamp Duty

First Time Buyer: £0  
Moving Home: £700  
Additional Property: £8,700