

brown & kay

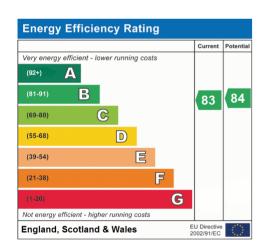
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# Flat 8, Branksome Gate 52 Western Road, BRANKSOME PARK BH13 6EX

£475,000

### **The Property**

Brown and Kay are pleased to market this impressive three double bedroom apartment situated in this attractive development in the sought after area of Branksome Park. The home occupies a third floor position with the benefit of lift access and benefits from generously proportioned and well thought out accommodation. Features include a lovely open plan living/dining room with access to a good size balcony, well fitted kitchen with the added bonus of a utility room, three bedrooms, an en-suite for added comfort, and a principal bathroom. Additionally, there are two undercroft parking spaces, a share in the freehold and with no forward chain this would make a wonderful main home or lock up and leave holiday home.

Branksome Gate is an exclusive development located in the highly favoured residential area of Branksome Park amongst homes of similar calibre. The vibrant village of Westbourne with its vast array of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is close to hand as are bus services which operate to surrounding areas. Miles upon miles of sandy shores and scenic promenade are also nearby and stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### **AGENTS NOTE - PETS & HOLIDAY LETS**

To be advised

## **COMMUNAL ENTRANCE**

Secure entry system with lift access to the third floor.

### **ENTRANCE HALL**

Entry phone system.

### LIVING ROOM

15' 9"  $\times$  10' 0" (4.80m  $\times$  3.05m) L Shaped room in to dining area, patio doors to large balcony.

### **DINING AREA**

11' 2" x 9' 7" (3.40m x 2.92m) Dual aspect windows to the side and rear aspects.

### **BALCONY**

South Easterly aspect with pleasant views.

### KITCHEN

11' 2"  $\times$  10' 0" (3.40m  $\times$  3.05m) Fitted with a mix of base and wall units with complementary work surfaces, integrated appliances to include dishwasher and fridge/freezer, window to the side aspect.

### **UTILITY ROOM**

7' 1"  $\times$  5' 2" (2.16m  $\times$  1.57m) Window to the side aspect, inset sink, space for washing machine.

### **BEDROOM ONE**

14' 3" x 11' 0" (4.34m x 3.35m) Juliet balcony to the front aspect, built-in wardrobes, en-suite.

### **EN-SUITE SHOWER ROOM**

Suite comprising shower cubicle, wash hand basin and w.c. Window to the front aspect.

### **BEDROOM TWO**

11' 3"  $\times$  10' 9" (3.43m  $\times$  3.28m) Window to the rear aspect, built-in wardrobe.

### **BEDROOM THREE**

11' 2"  $\times$  10' 1" (3.40m  $\times$  3.07m) Window to the front aspect.

### **BATHROOM**

Suite comprising bath with shower over, w.c. and wash hand basin, heated towel rail.

### **UNDERCROFT PARKING x 2**

Two allocated parking spaces conveyed with the apartment.

### **TENURE - SHARE OF FREEHOLD**

Length of Lease -

Maintenance - £3,000.00 per annum Management Agent -

**COUNCIL TAX - BAND F**