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**Flat 5, Coombe Wood, 11 Balcombe Road,
Branksome Park, Poole, Dorset, BH13 6DX**

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Share of Freehold Guide Price £575,000

A delightful, elegant three double bedroom, two bathroom, second floor apartment, which has been beautifully and stylishly updated and offers a balcony, double garage and is set in a tranquil environment on Balcombe Road in the sought after Branksome Park. Flat 5 is presented in 'show home' condition, and the current owners have lovingly modernised the apartment to include a luxury bathroom and en suite shower room, updated kitchen with integrated appliances, new flooring, radiators, décor and tiled balcony. It further offers excellent storage throughout, a utility room, gas central heating and double glazing. Coombe Wood is a development of just 8 apartments, set over 4 floors and approached via a long driveway with beautiful, tended gardens, video entryphone system, passenger lifts, visitor parking and well-kept communal hallways. This well run block is warm and friendly, with residents really appreciating the community here with many helping with the garden and enjoying their yearly summer get together on the lawn.

- Stylish three double bedroom second floor apartment set in a friendly, low rise development of 8 flats
- Peaceful setting with immaculate communal areas and extensive visitor parking
- Beautifully presented and well planned accommodation which has been tastefully updated by the current owners with stylish fittings
- Southerly facing balcony, with tiled flooring, having delightful views over the well-tended communal gardens
- Spacious dual aspect lounge, with doors out to the balcony and separate dining area adjacent to the kitchen
- Recently updated kitchen with contrasting units and work tops over and integrated appliances to include, Siemens induction hob, extractor, oven, microwave, warming drawer, dishwasher and space for fridge/freezer
- Master bedroom with fitted wardrobes
- Luxury fully tiled ensuite shower room with double walk in shower
- Recently refitted family bathroom
- Excellent storage throughout
- Separate utility room with space for washer/dryer and water softener
- Double glazed windows with fitted blinds
- 16'8" x 15'11" Double garage with electric up and over door and power points

Balcombe Road is a quiet road set in a prime location in this exclusive area of Poole. Ideally located for Westbourne shops, just over half a mile away. M&S, Tesco and Lidl are all close by. The beautiful sandy beach at Branksome Chine is a 4 minute drive and just over a mile walk through the chine and both Bournemouth and Poole town centres are easy striking distance by car or public transport. Convenient access to the A338 for the M27 to Southampton and London.

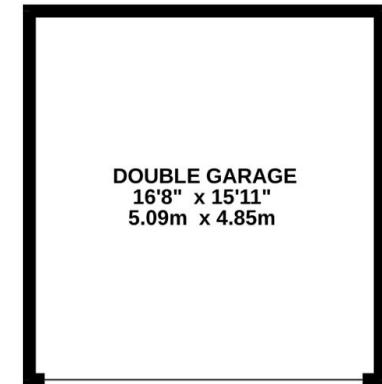
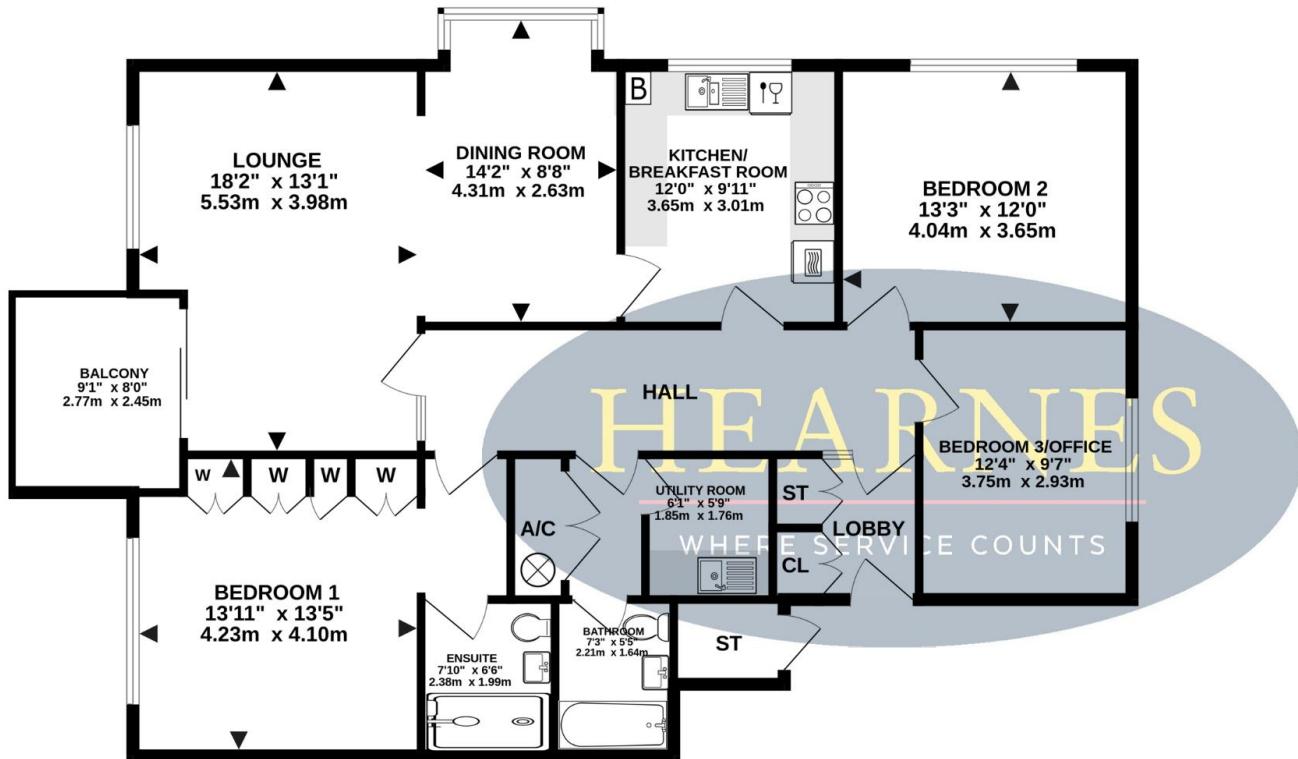
Maintenance Charges: Approximately £3400 per annum
Tenure: Share of freehold 999 years from 1992





1ST FLOOR
1355 sq.ft. (125.8 sq.m.) approx.

OUTBUILDING
266 sq.ft. (24.7 sq.m.) approx.



INCLUDING OUTBUILDING AND BALCONY

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 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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