



**The Gateway, 2 Wilderton Road West,
Branksome Park, Poole, Dorset, BH13 6EF**

HEARNES

WHERE SERVICE COUNTS

The Gateway, 2 Wilderton Road West, Branksome Park, Poole, BH13 6EF

Share of Freehold FIXED PRICE £375,000

An extremely spacious 2 double bedroom second floor apartment, set in a delightful, gated community in a very well regarded area of Branksome Park. This charming property has been dearly loved, and recently been updated to provide an elegant, yet homely space and is immaculately presented internally. Offering fresh redecoration throughout in neutral tones, new carpets, attractive internal doors and a generous lounge/dining room with new feature fireplace with electric fire, A particular feature is the enclosed sunroom, that leads to the sitting room and kitchen, providing a wonderful place to look out at the gardens and tree top views. This extremely bright flat enjoys a sunny aspect with daytime sunshine pouring in. Both bedrooms have newly fitted wardrobes, the master having an ensuite luxury shower room along with a further bathroom. Whichever room you look out of, you are spoiled by a wonderful, wooded outlook.

The development consists of two blocks with eight apartments in, and each apartment has its own separate entrance with security entryphone system, passenger lifts and spacious, well-kept communal hallways. The garages are located at the rear of the building and are accessed via a pillared entrance, being hidden from view by mature hedges. Additional benefits include double glazing, gas fired central heating via radiators, garage, and a share in the freehold.

- Charming and immaculately presented 2 bedroom, second floor apartment set in a wonderful, gated development in Branksome Park
- Spacious lounge/dining room with full height large windows with treetop views, enjoying a sunny aspect all year round
- Sunroom with 4 full height windows looking to the side. This super room provides a place to rest, read or enjoy a drink with the lovely outlook
- Luxury ensuite shower room and further family bathroom
- Modern kitchen in a range of white units with work tops over and fitted with a range of integrated Bosch appliances to include oven, 4 ring gas hob, extractor, fridge/freezer, dishwasher and freestanding AEG washer/dryer
- Gas central heating and double glazing
- Wonderful communal gardens surrounding the development with each flat owning a garage to the rear
- Entryphone system, well-kept communal hallways and parking area
- Viewing highly recommended

The Gateway is a level walk and within a mile of the shops in Westbourne with its shopping centre, bars, restaurants and Victorian shopping arcade. The beach and sea are approximately 1.5 miles away and benefit from the delightful promenade stretching all the way from Sandbanks to Bournemouth and on to Hengistbury Head. Poole Town Centre and Harbour with its boating facilities and marinas is around 3.5 miles from the property. Bournemouth Town Centre is within 2 miles and offers a wide range of activities, with its café culture, Pavilion, cinemas, restaurants, and train station with direct links to London Waterloo.

Maintenaaanve £1461 every 6 months

COUNCIL TAX BAND: E

EPC RATE: C

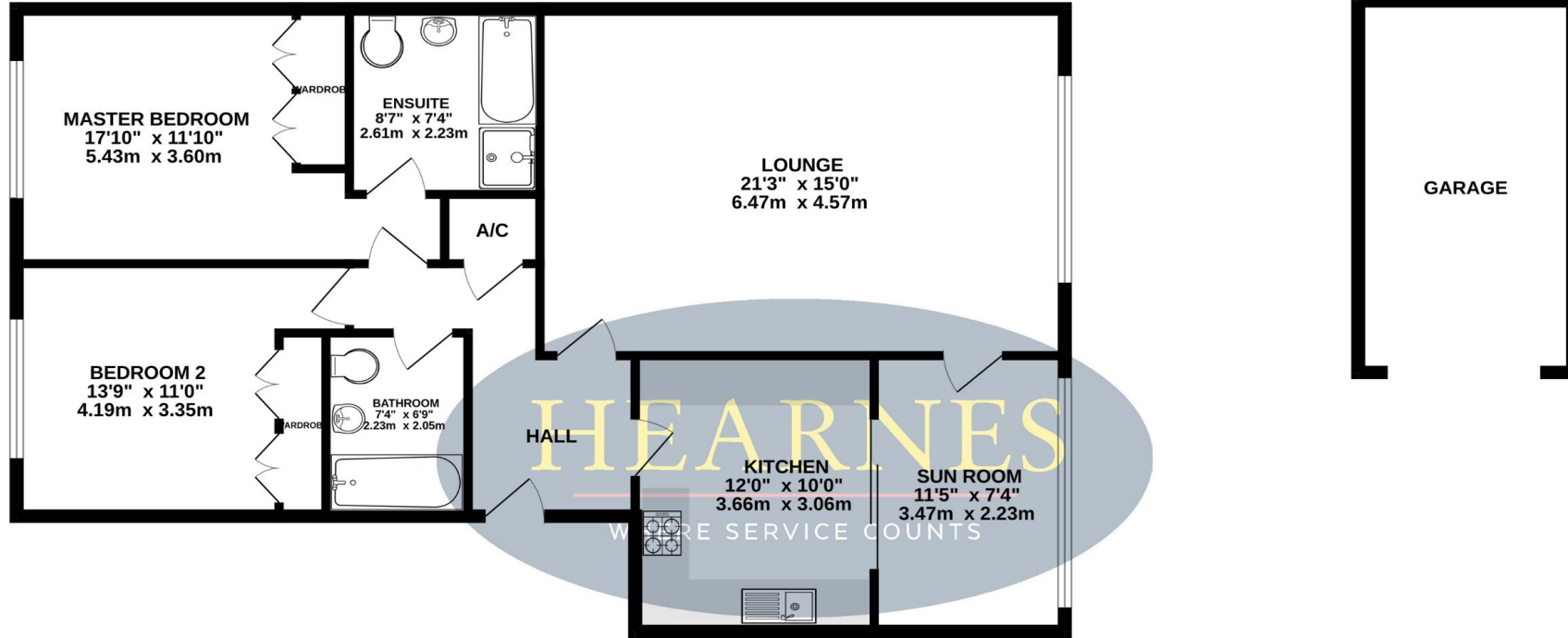
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





SECOND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.

GARAGE
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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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