

Carlton Gate  
1 Balcombe Road, Branksome Park BH13 6DX  
£750,000 Share of Freehold

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### Property Summary

An immaculately presented and newly renovated three bedroom, two bathroom luxury ground floor apartment forming part of a small collection of apartments privately set in leafy Branksome Park near Westbourne Village.

### Key Features

- Newly renovated ground floor apartment
- Three spacious bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Feature open plan lounge/dining room
- Luxuriously appointed throughout
- Private patio terrace
- Double garage
- Highly desirable Branksome Park location
- Near Westbourne Village

### Property Information

Share of Freehold - Underlying lease term approximately 190 years

Managing Agent: NMC Property

Service Charge: £3700 per annum to include water, communal electrics, bins (inc cleaning), gardening, gutter maintenance, window & balcony cleaning and cleaning of the communal areas

Holiday lets/Airbnb are not permitted Pets are not permitted

Council Tax Band: F (BCP Council)



### About the Property

A newly renovated and spacious three bedroom two bathroom ground floor apartment offering a luxurious and comfortable lifestyle home within a mile's level walk to Westbourne Village.

The property has been completely refurbished by the current owners to offer stylish modern living throughout.

A real feature of this home is the bright and spacious living/dining room, with fitted media wall to include a 55" Panasonic television and sound bar and feature electric fire. This room enjoys a double aspect with views over the manicured communal gardens and access on to the private terrace. The terrace is enclosed on three sides, very private and offers the perfect relaxation space and additional dining opportunities.

The modern kitchen is bespoke and fully fitted with integral AEG appliances. There is a sociable breakfast bar seating area with feature lighting above and this space enjoys a pleasant green garden outlook.

The principal bedroom is generously sized with plenty of fitted storage and a lovely ensuite bathroom. There are two further double bedrooms, both with fitted wardrobes, and a family bathroom to complete the accommodation.

Externally, Carlton Gate is a very well maintained development with wraparound communal gardens and an attractive driveway approach. The apartment further benefits from an allocated double garage and parking for residents and visitors.



Flat 2 Carlton Gate, 1 Balcombe Road, Poole, BH13 6DX

Approximate Gross Internal Area  
1699 sq ft - 158 sq m



For Illustrative Purposes Only.



## About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

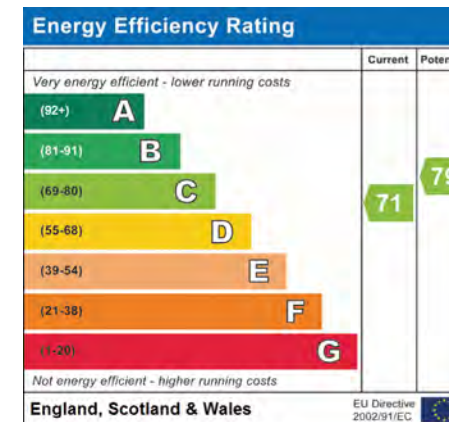
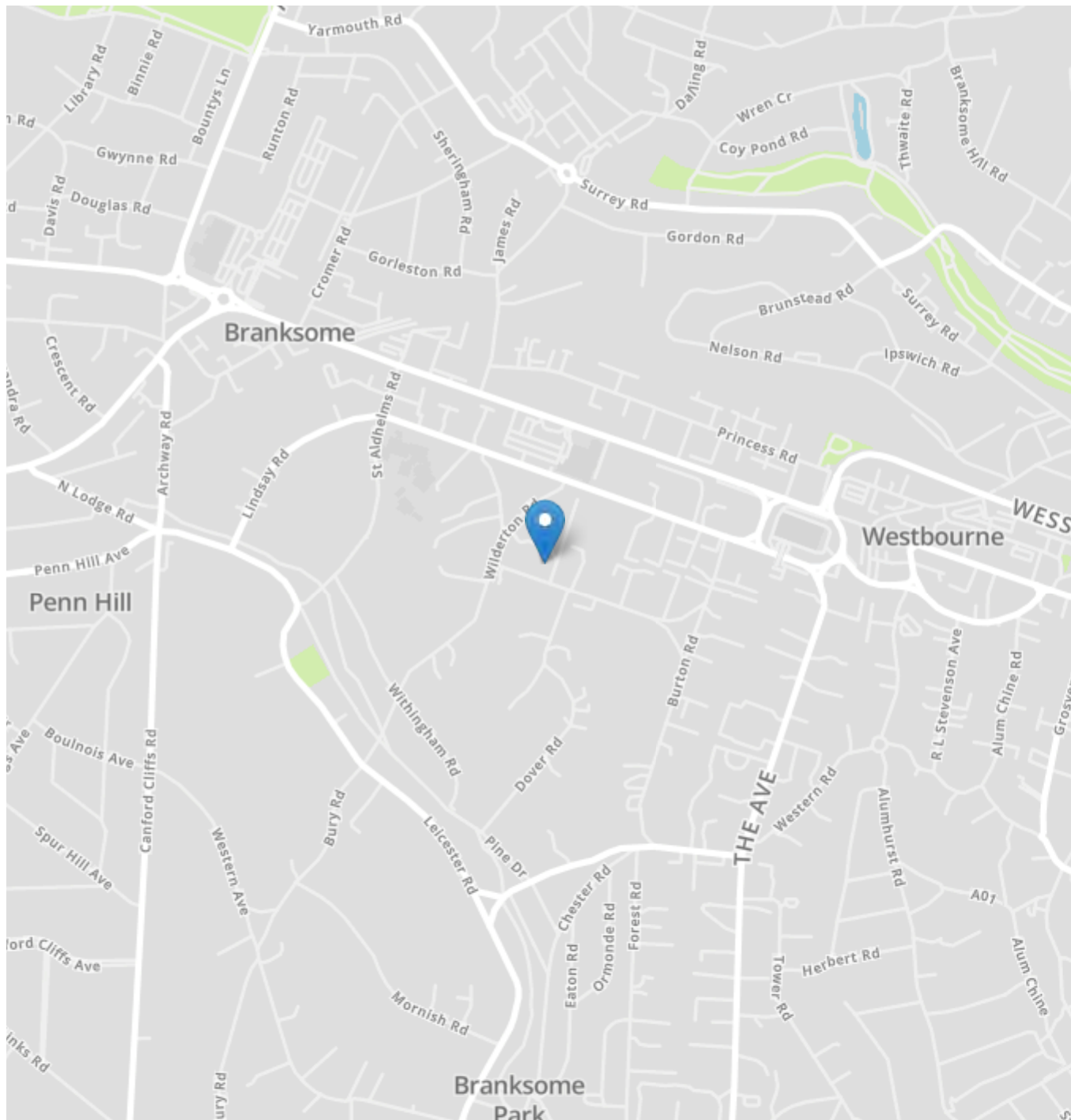


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

### Mays Estate Agents - DO NOT USE THIS DIARY

290 Sandbanks Road, Dorset BH14 8HX

T: 01202 709888

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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