



**Kingsfield House, 7 Burton Road,
Branksome Park, Dorset, BH13 6DR**

Kingsfield House, 7 Burton Road, Branksome Park, Dorset, BH13 6DR

SHARE OF FREEHOLD PRICE £775,000

A rarely available ground floor 3 double bedroom apartment with a large terrace in this splendid purpose built block close to Westbourne shops and the beach. This superb apartment enjoys a southerly aspect with a 33ft terrace overlooking the gardens and water feature. Features include 3 shower/bathrooms, 2 of which are en suite, a generous fully fitted kitchen/breakfast room plus separate utility room, extensive fitted wardrobes, and plenty of storage space throughout. Kingsfield House consists of just 8 apartments over 4 floors and 2 coach houses, all with garages and allocated car parking spaces as well as 4 visitors' parking spaces. It is serviced by a video entryphone system, passenger lift and is set in delightful grounds which really set the building apart from others in this area.

- Spacious 3 bedroom 3 bathroom ground floor apartment in this superb, gated development built in 2003
- Fabulous terrace which wraps around the side of the apartment and has steps leading to the beautifully tended landscaped grounds
- First time to the market since built and presented in immaculate condition
- Electric gates and video entryphone system
- Sold with no forward chain
- Fully kitted kitchen/breakfast room with a range of pale wood units with Corean worktops with central island extending to a curved breakfast table. Further display dresser unit and excellent range of cupboards and drawers. Fitted with a 6 ring range style gas cooker and double oven, integrated Bosch dishwasher, Neff under counter freezer, American style fridge/freezer, fully tiled floor
- Separate utility room with butler sink, washing machine, tumble dryer and storage cupboards
- Master bedroom with extensive fitted furniture, door to terrace, and spacious en suite shower room with double walk in shower
- Bedroom two with built in double wardrobe and further ensuite shower room
- Bedroom three is currently fitted as a study with extensive storage cupboards and fitted desk, drawers and shelving
- Garage with electronic door and allocated car parking space (excellent location right outside the block)
- Double glazing and gas central heating

Kingsfield House is ideal for those who want to walk to amenities, being less than half a mile to Westbourne where there is an excellent range of cafes & bars, shops & restaurants, including an M&S food hall. The beach is just over a mile pleasant walk down Branksome Chine where there is the Branksome café and restaurant. Parkstone Golf Club is within 2 miles and the marinas on Poole Harbour are around 3 miles away.

Tenure: Share of the freehold **Maintenance:** Approximately £3800 pa
NB all the stonework of the development is going to be washed within the 2023 budget

COUNCIL TAX BAND: G

EPC RATE: C

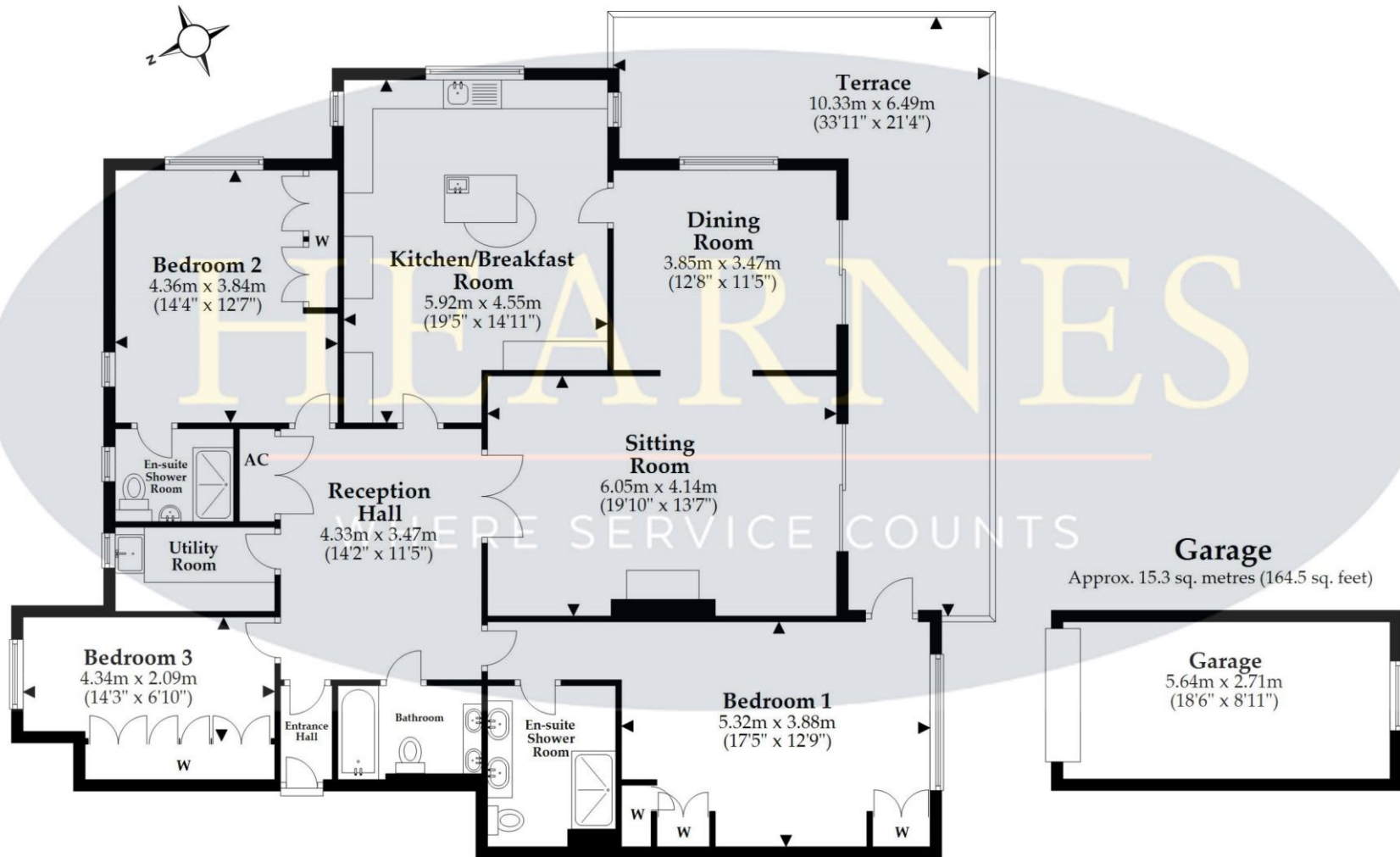
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Ground Floor

Approx. 191.2 sq. metres (2058.3 sq. feet)



Total area: approx. 206.5 sq. metres (2222.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE