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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Flat 9, The Everglades 8a Lindsay Road, BRANKSOME PARK BH13 6AR

£650,000

The Property

GUIDE PRICE: £650,000 TO £675,000. This stunning apartment offers the epitome of coastal living, boasting a prime location within walking distance of Westbourne. Positioned on the top floor of this exclusive development, the property is just one of 10 luxury apartments constructed circa three years ago, with emphasis focused on high end specification. As you step in to this home, you will see every corner has been meticulously designed to offer a stylish and contemporary living experience, from the sleek finishes to the thoughtfully curated décor, every detail reflecting quality and comfort. On entering the development you'll be greeted with a stylish communal entrance hall with lift access to the top floor - the impeccable apartment interior features an open plan living/dining/kitchen with a beautifully fitted kitchen with appliances, and wrap around terrace. There are two generous bedrooms and a further third bedroom / study - The main bedroom also features an en-suites for added comfort and convenience and dressing area, together with an equally impressive family bathroom. Additional features include attractive floor coverings with underfloor heating and the remainder of the building warranty.

The Everglades is approached by a private drive, providing a peaceful, secure sanctuary away from the pace of everyday life. The apartment is within easy reach of both Westbourne and Penn Hill each with a selection of bars and cafes, as well as essential amenities. The development is only a 10 minute walk from the Branksome railway station which offers a direct service into London Waterloo.

Branksome Chine Beach is a few minutes drive away or a pleasant walk through Branksome Park along footpaths through woodlands and past streams to the sea with its famous sandy beaches. Poole harbour, and all-year-round water sports is also nearby.

AGENTS NOTE - HOLIDAY LETS & PETS

Holiday Lets - Not permitted

Pets - Pets will be considered on licence, subject to prior director(s) approval in accordance with the usual lease terms.

COMMUNAL ENTRANCE HALL

Secure voice entry, feature timber staircase with oak clad treads and lift access to 2nd (top) floor.

RECEPTION HALL

A generous reception hallway extending through the apartment.

UTILITY ROOM

Space and plumbing for washing machine, Base and wall storage cupboards also housing the boiler and extraction system. Further water tap.

OPEN PLAN LIVING/KITCHEN/DINING

26' 03" x 20' 07" (8.00m x 6.27m) The open plan layout provides a seamless flow between the living, dining and kitchen - the stunning kitchen is well equipped with an extensive range of two tone coloured units with integrated Neff appliances to include dishwasher, fan oven and microwave and Quartz work tops, attractive splashback, and feature island unit with induction hob with extractor over, further cupboard space and drinks cooler. The living/dining area features floor to ceiling triple glazed windows to side and front aspect, triple glazed doors to the terrace and underfloor heating.

TERRACE

A large wrap around terrace with a pleasant tree lined outlook and ample space to entertain or simply unwind while enjoying the view.

BEDROOM ONE

16' 05" x 11' 11" (5.00m x 3.63m) excluding dressing room and en-suite. Triple glazed door to terrace and floor to ceiling windows. underfloor heating.

DRESSING AREA

Built-in hanging space, shelves and drawers.

EN-SUITE

Stylish shower room with contemporary fixtures and luxurious finishes to include an oversize shower with 'Rainfall' shower, floating vanity unit with wash hand basin, and inset floating w.c. Extractor fan. Feature lighting, tiled walls and flooring, heated towel rail.

BEDROOM TWO

14' 6"MIN x 12' 10" (4.42m x 3.91m) Triple glazed floor to ceiling windows to rear aspect, underfloor heating, fitted triple wardrobes.

BEDROOM THREE/ STUDY

9' 0" x 7' 03" (2.74m x 2.21m) floor to ceiling triple glazed windows, underfloor heating.

BATHROOM

Sensor lighting, underfloor heating, Inset floating w.c, floating vanity unit with wash hand basin, heated towel rail, bath with overhead rainfall shower and fitted shower screen, extractor fan.

PARKING

Two allocated parking spaces comprised with the apartment, further visitor space with EV charging point.

TENURE - SHARE OF FREEHOLD

Length of lease : Remainder of 999 years.
Service charge : Approximately £3600 per annum.
Ground rent : peppercorn
Managing agents : BW Residential managing agents.

COUNCIL TAX - BAND F