

Flat 8 Kingsfield House, 7 Burton Rd, Branksome Park, Poole BH13 6DR



HEARNES

WHERE SERVICE COUNTS

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SHARE OF FREEHOLD PRICE £800,000

A rarely available top floor 3 double bedroom apartment in this splendid purpose built block close to Westbourne shops and the beach. Kingsfield House consists of just 8 apartments over 4 floors plus 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. This superb apartment enjoys a southerly aspect with a 24ft balcony overlooking the gardens. Flat 8 is beautifully presented and has been greatly improved over recent years by the present owners to include refitting all 3 shower/bathrooms with contemporary white suites, stylish tiling and furniture, redecoration and new carpets throughout and newly installed quartz kitchen work surfaces. Other noteworthy features include, a generous fully fitted kitchen/breakfast room with full range of appliances plus separate utility room with washing machine and tumble drier, gas heating via radiators, extensive fitted wardrobes, and plenty of storage space throughout.

- Impeccably presented 3 bedroom, 3 bathroom, triple aspect top floor apartment
- 2 superb en suite bath/shower rooms plus main bathroom all of which have been recently refitted in stylish contemporary fittings.
- Recently redecorated and recarpeted throughout.
- 24 ft southerly balcony
- Extensive fitted wardrobes in all bedrooms (bedroom 3 currently used as an office and dressing room)
- Very well planned accommodation
- Fully fitted spacious kitchen/breakfast room with quartz work surfaces and separate utility room
- 2 reception rooms which are separate but open plan
- Garage with electronic door and allocated car parking space in adjacent car port
- Double glazing and gas central heating
- Impressive central reception hall with doors to all rooms
- Superb 2003 development close to beach and shops
- Electric gates, video entryphone system and passenger lift to all floors
- Beautifully tended landscaped grounds

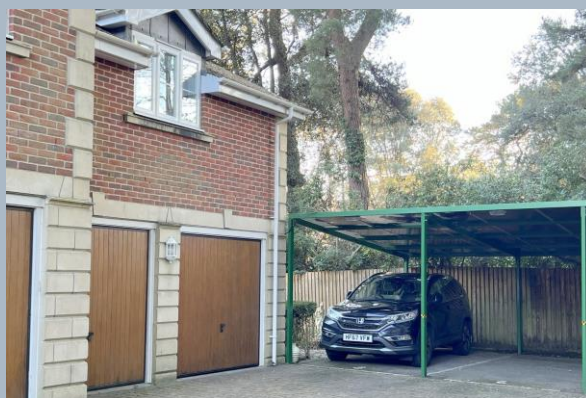
Kingsfield House is ideal for those who want to walk to amenities, being less than half a mile to Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. There are also excellent bus services to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. The beach is just over a mile pleasant walk down Branksome Chine where there is the excellent Rockwater Restaurant. Parkstone Golf Club is within 2 miles and the marinas on Poole Harbour are around 3 miles away.

NB The roofs are being renewed this year (2025) which the current owners have already made payment for.

Tenure: Leasehold (125 years from 25/12/2003, and being extended to 999years) plus share of freehold

Maintenance charge: £3,850 per annum Ground rent not collected

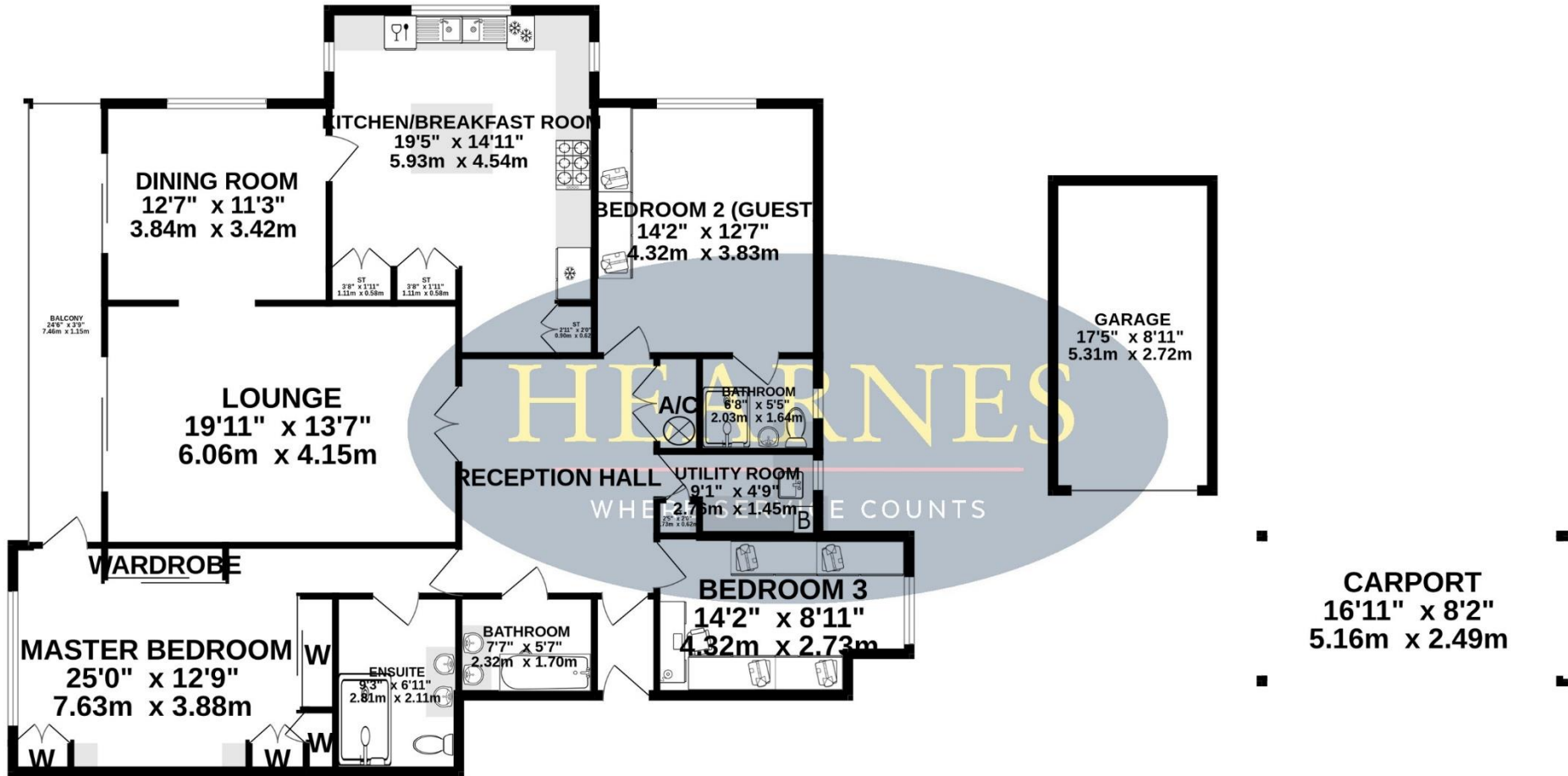
COUNCIL TAX BAND: G EPC RATE: B





3RD FLOOR

1999 sq.ft. (185.7 sq.m.) approx.

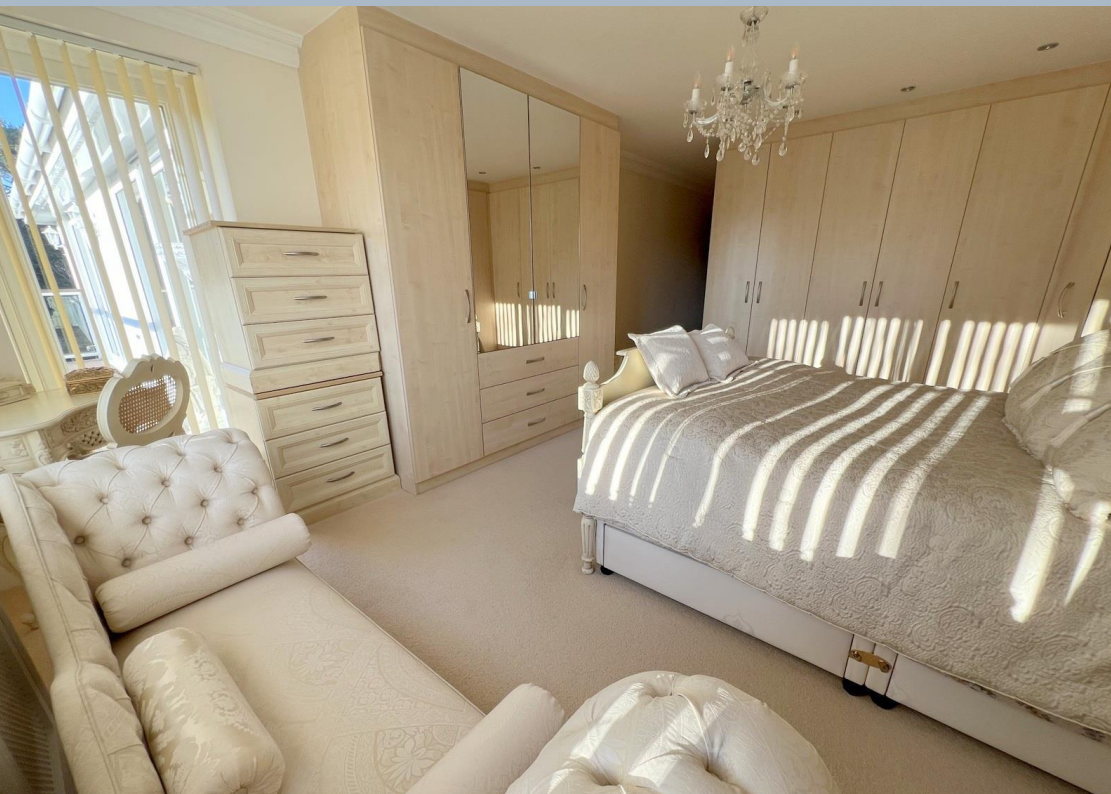


TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.

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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