



**Flat 9 Valentine Court, 5 Wilderton Road,
Branksome Park, Poole, Dorset, BH13 6EF**



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SHARE OF FREEHOLD PRICE £435,000

A well presented 3 double bedroom, 3 bathroom, second floor apartment, set in this low rise gated development of just 9 flats built in 1997. This attractive apartment benefits from a kitchen/breakfast room with integrated appliances, lounge/dining room, southerly facing balcony, gas central heating and double glazing. Valentine Court has 2 entrances, this beautiful home enjoys lift access to its own landing, solely used by this flat. It further offers a video entryphone system, a share of the freehold, visitor parking and a garage. The location in Branksome Park is especially desirable being so close to Westbourne, Branksome Chine and many local amenities.

- 3 double bedroom, 3 bathroom second floor apartment
- 2 ensuite bedrooms, both with fitted wardrobes and further bedroom with separate shower room
- Second (top) floor apartment
- Set in a low rise gated development of just 9 flats, built in 1997
- Southerly facing balcony
- Kitchen fitted in a range of wooden units with work tops over, extending to form a breakfast table. Integrated appliances to include 4 ring gas hob, extractor, oven, microwave, dishwasher, washing machine and fridge/freezer
- Lounge/dining room with doors out to the balcony
- Passenger lift access with your own private entrance to the apartment
- Single garage

Set in a very convenient location within a few hundred yards of Tesco and half a mile of Westbourne with its array of shops, restaurants and bars. Local tennis courts at Wilderton Road, are within a quarter of a mile, along with access to Branksome Chine, leading to Branksome Beach and the popular Rockwater. Penn Hill, with its bars and restaurants, including the excellent Isabel's Brasserie, is within half a mile and it is within easy access to both Branksome and Parkstone rail stations

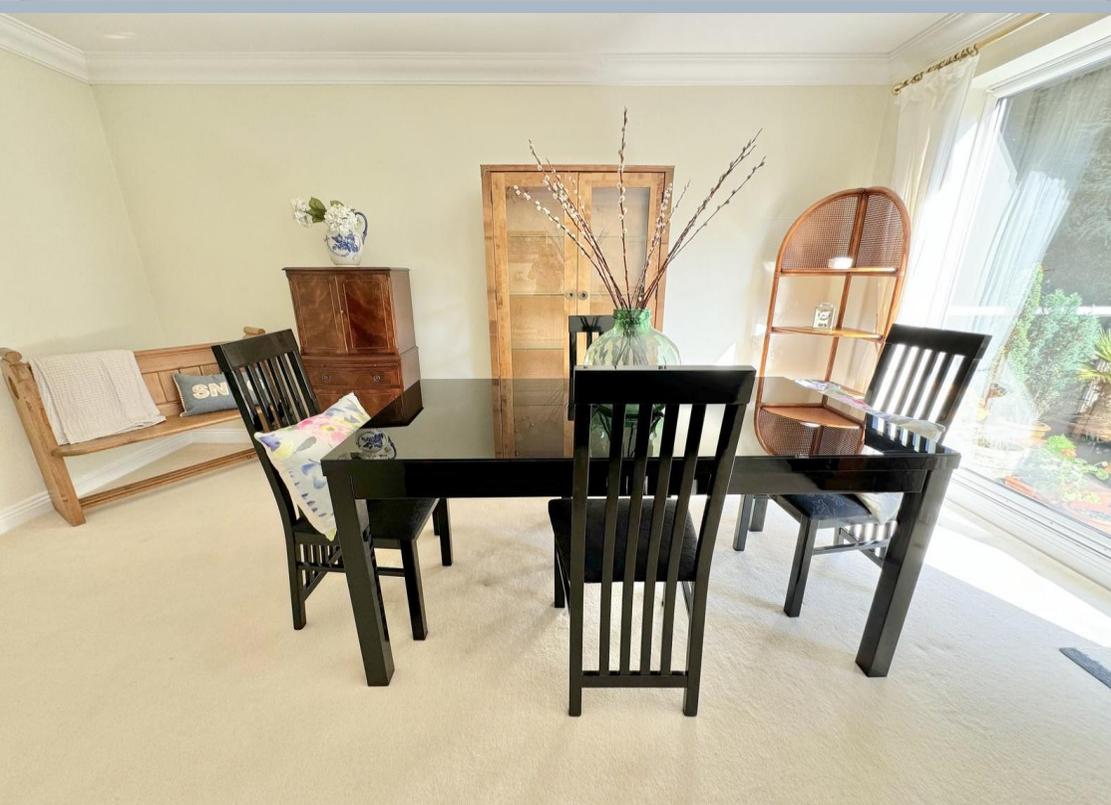
Share of freehold - Lease: 999 Years from 1997
Maintenance approx. £3425 per annum

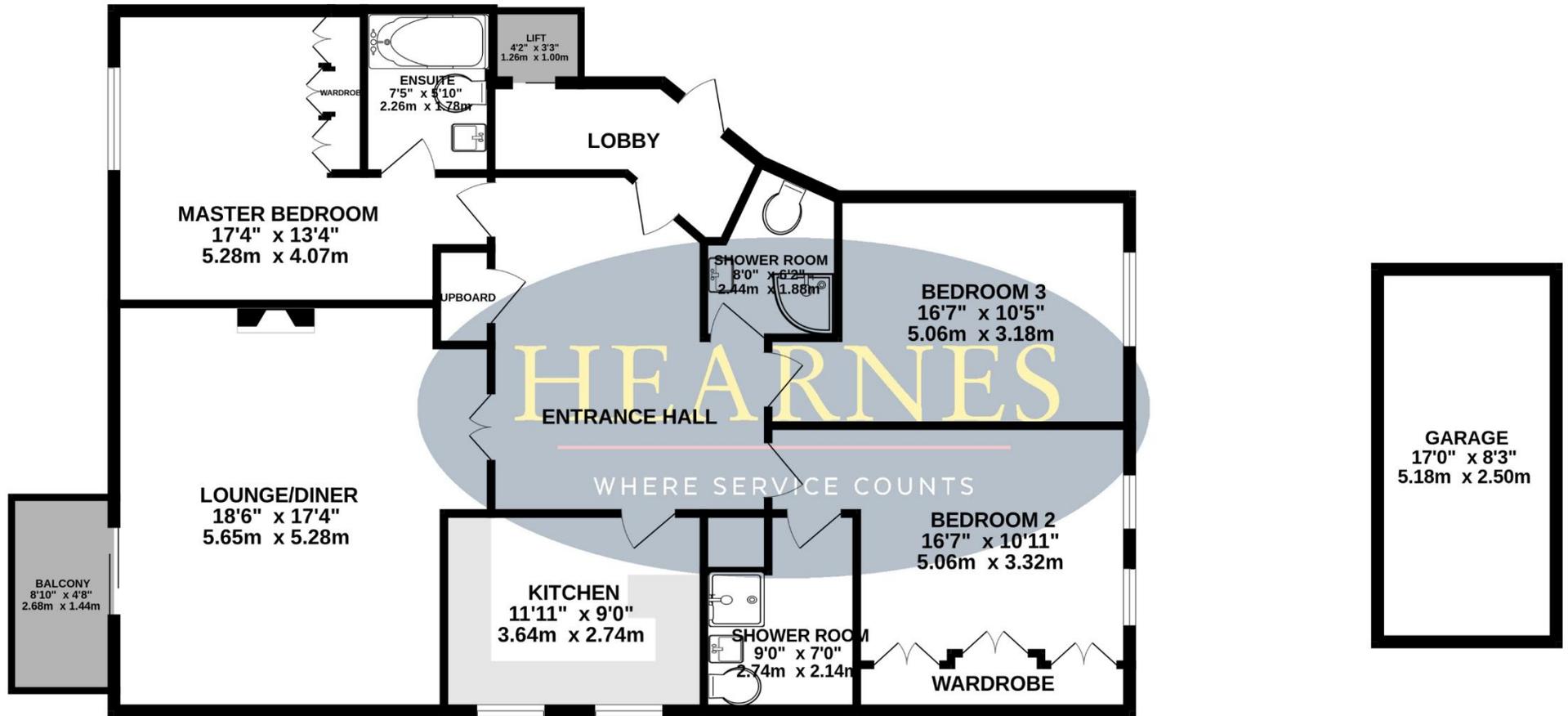
COUNCIL TAX BAND: F

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.







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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