



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	79
(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		



Floor Plan

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Flat 7 Stillwaters, 11 Burton Road, BRANKSOME PARK BH13 6DT

OIEO £500,000

The Property
We are pleased to market this spacious home situated in this exclusive development of just 8 apartments. The property, which is situated on the top floor, offers many fine features to include three double bedrooms with en-suite and dressing room to bedroom one, generous lounge and dining area, ample storage, south facing balcony, double garage with electric door and well manicured communal grounds. Furthermore, there is no forward chain and a share of the freehold.

Stillwaters is situated in the prestigious area of Branksome Park alongside homes of similar calibre. Westbourne Village with its bustling vibe offers an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

- COMMUNAL ENTRANCE**
Secure entry system, stairs and lift to the first floor.
- ENTRANCE HALL**
Three useful storage cupboards.
- LOUNGE**
19' 4" x 11' 7" (5.89m x 3.53m) Rear aspect UPVC double glazed window, radiator, sliding door to the balcony, archway to the dining area.
- FULL WIDTH BALCONY**
9' 3" x 7' 4" (2.82m x 2.24m) South facing with pleasant outlook over the gardens.
- DINING AREA**
11' 6" x 10' 5" (3.51m x 3.18m) Side aspect UPVC double glazed window, radiator, door to the kitchen.
- KITCHEN**
16' 4" x 10' 4" (4.98m x 3.15m) Rear aspect UPVC double glazed window, fitted with a range of wall and base units with roll edge work surfaces over, space for washing machine, dishwasher and fridge/freezer, built-in electric oven and gas hob. Radiator.
- BEDROOM ONE**
19' 4" x 11' 7" (5.89m x 3.53m) Front aspect UPVC double glazed window, radiator, archway to dressing room.
- DRESSING ROOM**
9' 3" x 6' 1" (2.82m x 1.85m) Range of built-in cupboards and drawers, door through to the en-suite bathroom.

- EN-SUITE BATHROOM**
Suite comprising wash hand basin, bath and w.c. Radiator and window to the rear.
- BEDROOM TWO**
13' 1" x 10' 4" (3.99m x 3.15m) Side aspect UPVC double glazed window, radiator, built-in wardrobes.
- BEDROOM THREE**
13' 1" x 9' 7" (3.99m x 2.92m) Side aspect UPVC double glazed window, radiator.
- FAMILY SHOWER ROOM**
Rear aspect UPVC double glazed window, radiator, shower cubicle, wash hand basin and low level w.c.
- COMMUNAL GROUNDS**
Stillwaters occupies well maintained communal grounds
- DOUBLE GARAGE**
With electric up and over door.
- TENURE - SHARE OF FREEHOLD**
Length of lease - Extended circa 1998 to 999 years
Maintenance - £2,388.00 approximately per annum
- COUNCIL TAX - BAND E**