



**Branksome Gate, 52 Western Road,  
Branksome Park, Poole, Dorset, BH13 6EX**



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## SHARE OF FREEHOLD

An impressive three double bedroom, third floor apartment located within the exclusive Branksome Gate development situated in the highly sought after Branksome Park located only moments from the popular Westbourne Village and easy reach of the award winning sandy beaches. Offering spacious living accommodation the property benefits from a balcony overlooking the superbly maintained communal gardens, modern fitted kitchen and separate utility room, share of freehold and two secure underground parking spaces.

The development is accessed via a secure entry phone system with a superbly maintained communal hallway and lift providing access to the third floor and entrance to the apartment. On entering the property a welcoming hallway leads, via double doors, into a spacious living/dining room which leads onto a private balcony offering a pleasant outlook over the superbly maintained communal gardens. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of integrated appliances. The property further benefits from a separate utility room located next to the kitchen.

The property's three bedrooms are all double in size, with two benefitting from fitted wardrobes whilst the master bedroom is served by a modern fitted en suite shower room. Completing the accommodation is a further, modern fitted family bathroom.

Externally the development is situated within immaculately maintained communal gardens whilst the property is conveyed with two secure underground parking spaces. There is also the benefit of ample visitor parking.

Maintenance: Approx. £3,000 per annum

EPC RATING: B

COUNCIL TAX BAND: F

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. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



THIRD FLOOR  
1270 sq.ft. (118.0 sq.m.) approx.





