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**Solar Court, 45 Western Road, Branksome Park,
Poole, Dorset, BH13 6ER**

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SHARE OF FREEHOLD PRICE £375,000

A generous 2 bedroom, 2 bathroom, second floor apartment in this popular development of just 12 flats, nestled into delightful grounds. Offering a double reception room, with a dining area that could easily be converted into a third bedroom, balcony, kitchen/breakfast room and double garage. The property offers huge potential for improvement and modernisation, however, is neat and clean and sold with no forward chain. One ensuite has been updated over recent years and presently the other ensuite is also being updated. Solar Court is an exclusive block and forms a development with Greenacres with the use of an outdoor heated swimming pool, beautifully landscaped grounds with relaxation garden, on site caretaker and excellent visitor parking spaces. Well positioned in Western Road, just off the Avenue, it is within reach of Westbourne and Branksome Chine beach both within a mile.

- 2 double bedroom second floor apartment set within this well regarded development of just 12 apartments
- 2 reception areas with potential to convert one of them into a third bedroom
- Southerly facing balcony with tree top views
- Double garage with electric up and over door
- Kitchen/breakfast room with fitted appliances to include a hob, extractor, oven, fridge/freezer and space and plumbing for washing machine and dishwasher. The kitchen ideally needs updating
- 2 ensuites, one having been updated to include being fully tiled and having a bath, separate shower, wc and wash basin, the second en suite is currently being renovated
- Gas central heating and double glazing
- Solar Court is a purpose built development of just 12 apartments, sets over 6 floors with entryphone system and a lift servicing all floors
- Set in a development, with neighbouring Greenacres alongside, having delightful, landscaped gardens and grounds to include a heated swimming pool with sun lounging area and changing facilities
- On site caretaker, who lives in a bungalow within the grounds
- Visitor parking spaces
- No forward chain

Set on Western Road, Solar Court is a level walk, of just over half a mile from Westbourne with its wide range of cafés, bars, shops and restaurants including an M&S food hall and Branksome Tesco in the other direction on Lindsay Road. The beautiful golden sandy beaches of Branksome Chine, with the recently opened Rockwater are within 1 mile and approached via the highly regarded, tree lined Avenue. Branksome train station is just over a mile away and Parkstone Golf Club is only 1.7 miles.

Maintenance charges: Approximately £4000 per annum
Tenure: Share of Freehold – new 999 lease dated from 1st January 1998

COUNCIL TAX BAND: E

EPC RATE: C

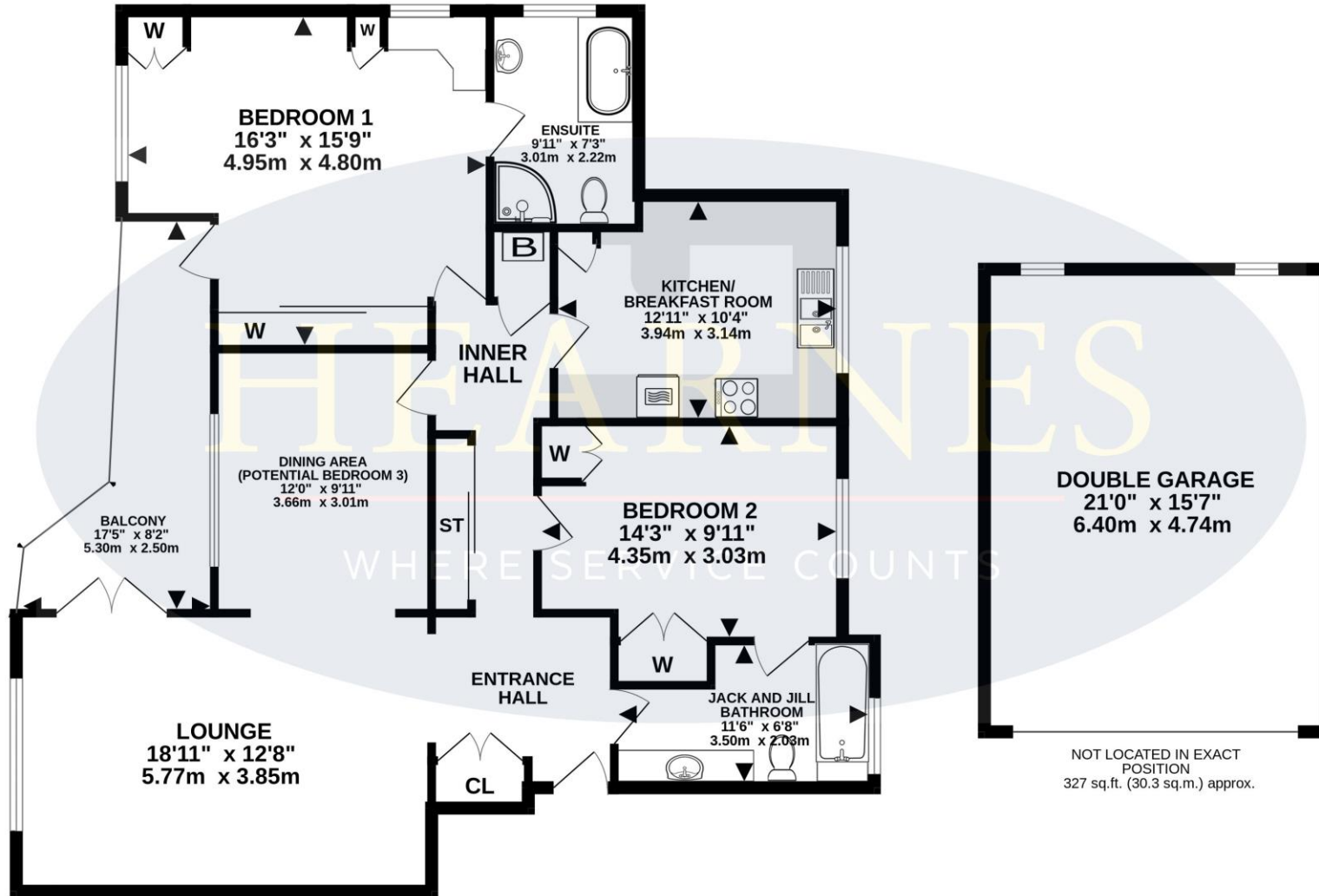
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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2ND FLOOR
1243 sq.ft. (115.5 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
327 sq.ft. (30.3 sq.m.) approx.





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