

**Stillwaters, 11 Burton Road
Branksome Park, BH13 6DT**



HEARNES

WHERE SERVICE COUNTS

Stillwaters, 11 Burton Road, Branksome Park, BH13 6DT

SHARE OF FREEHOLD, OFFERS OVER £450,000

Set in a highly desirable location, this flat enjoys a beautiful top (3rd) floor position on the south/westerly corner of this development of just 8 apartments. Accommodation approaching 1,550 sq ft plus a double garage, it offers a large master suite with dressing room and ensuite bathroom, plus 2 further double bedrooms. There is a large entrance hall and lounge leading to a dining room, kitchen/breakfast room and good sized balcony. Internally the property is immaculate however in its original condition, so would benefit from modernisation and personalisation. The apartment has gas central heating and double glazing. Set down a driveway, and extremely private from the road, the development is in well tended gardens, has an entry phone system and passenger lift to all floors. There is no forward chain.

- Top floor (third) apartment set in a highly desirable location within half a mile flat walk to the Westbourne Shops
- Extremely spacious with accommodation approaching 1500 sq ft
- Master suite with dressing area and en suite bathroom plus 2 further double bedrooms
- Lounge leading to a separate dining area and good size balcony with lovely garden and treetop views
- Kitchen/breakfast room with its original kitchen, however immaculately clean and having integrated oven, hob and extractor and white goods to include a dishwasher, washing machine and fridge/freezer
- Spacious entrance hall with a walk in storage cupboard and 2 further cupboards
- Ensuite bathroom and further shower room
- Vacant possession with no forward chain
- Double glazed windows and gas central heating
- Very clean and neat through out, however would benefit from modernisation and personalisation
- Double garage and further visitor parking
- Stillwaters is a development of just 8 flats, set over 3 floors and in wonderful gardens and grounds. The development is approached via a well-kept communal entrance, entry phone system and a passenger lift to all floors. The development owns its own freehold and is a well-run block by local managing agents Burns Hamilton

A wonderful location, set down a driveway off Burton Road, and being a flat walk to the shops at Westbourne, that are under half a mile away. The beach and sea at Branksome Chine are just over a mile and this area is wonderful for walks, with chines nearby and the beautiful coastline. Tesco's is within half a mile and so are many local restaurants and bars.

Maintenance Charges: £1400 x 2

Lease Length: 990 years

COUNCIL TAX BAND: E

EPC RATE: D

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

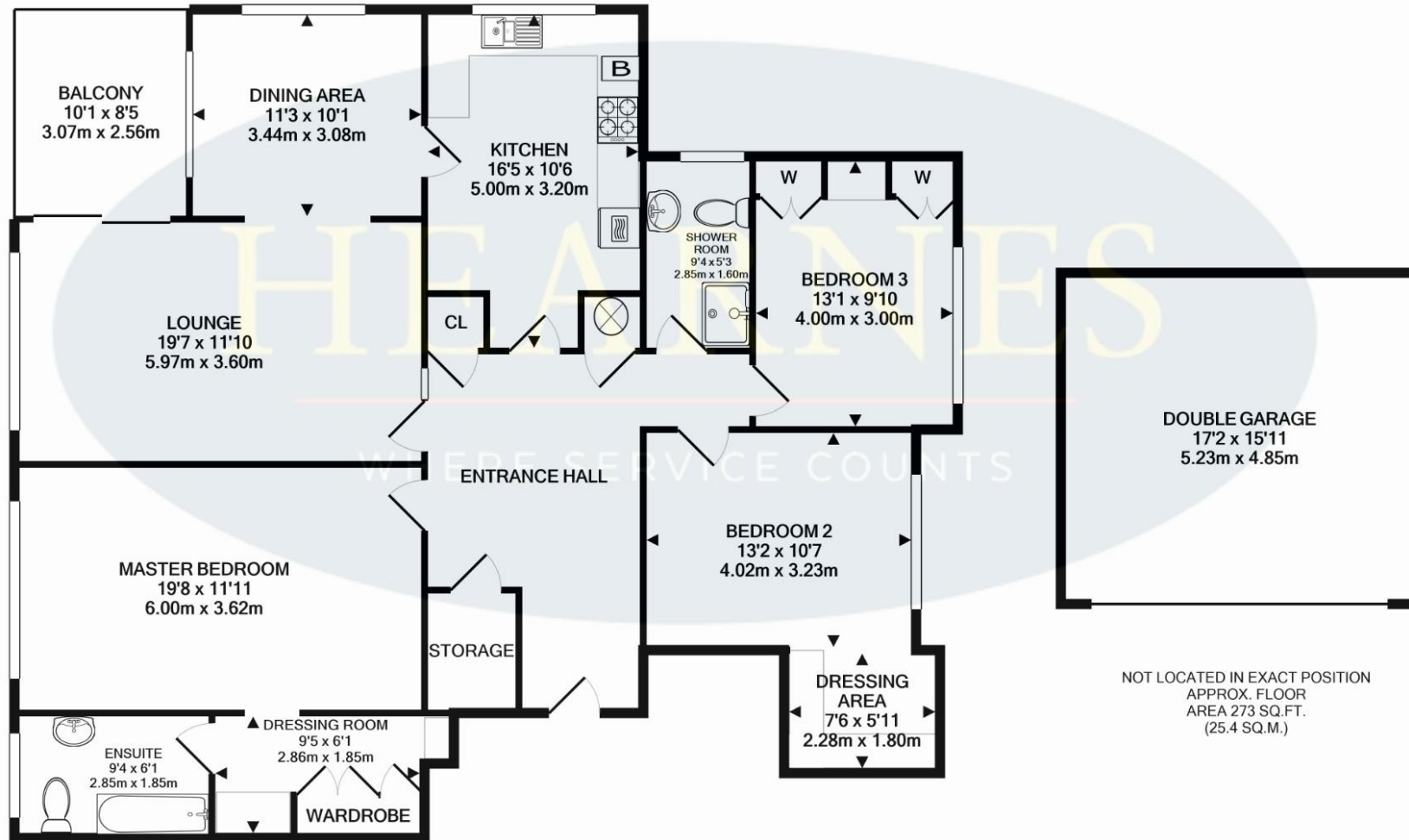




TOTAL APPROX. FLOOR AREA 1796 SQ.FT. (166.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3RD FLOOR
APPROX. FLOOR
AREA 1523 SQ.FT.
(141.4 SQ.M.)





www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE