



HEARNES

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**Flat 14 Parkbury, 14-16 Balcombe Road,
Branksome Park, Poole, Dorset, BH13 6DY**

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SHARE OF FREEHOLD PRICE £725,000

A spacious three bedroom, 2 reception rooms second floor apartment approaching 1900 square feet and set in a tranquil environment on Balcombe Road in the sought after Branksome Park. Flat 14 boasts one of the best positions in the development being set on the southwest corner so enjoying sun all day long, even into the evening. This bright flat is well presented and has been redecorated by the current owner, who has also added new flooring throughout (excluding the kitchen). It offers a delightful double reception room with double glazed door to balcony and 2 further side windows, fully fitted kitchen/breakfast room, utility room, an en suite bathroom with separate shower, further bathroom and additional cloakroom, along with a wonderful southerly balcony and a double garage. This highly desirable apartment has a feeling of serenity with delightful sylvan and lawned views over the landscaped grounds. One of the most prestigious buildings in the road, this gated development of 14 apartments is set in two blocks each having their own entrance, security entryphone system and passenger lift servicing all floors. Sold with no forward chain.

- Three bedroom second floor apartment approaching 1900 sq ft and set in an exclusive gated development
- Very appealing 3 bedroom, second floor apartment on the south westerly wing of the block and enjoying the best of the sunshine all year round
- Attractive southerly balcony with electric canopy blind and delightful views over the beautiful, well-tended communal gardens
- Spacious sitting room with sliding double glazed door to balcony providing a lovely outlook and an ornamental fire surround with electric flame effect fire, large arch through to a dining area
- Kitchen/breakfast room fitted in a range of wooden units with work tops over and updated integrated Bosch appliances (except for original fridge/freezer and dishwasher) to include four ring gas hob with extractor, double oven to include a microwave, dishwasher and under counter second freezer. There is a fitted wall mounted breakfast table, to compliment the replaced wall tiling.
- Master bedroom with fitted wardrobes and en suite bathroom with bath and separate shower cubicle
- Two further bedrooms, both with built in wardrobes
- Separate utility room with Bosch washing machine and tumble dryer included and new boiler fitted in 2020.
- Separate cloakroom
- Recently redecorated throughout and new carpets and flooring
- 16'7" x 15'11" Double garage with electric up and over door and power points
- A peaceful setting with immaculate communal areas and extensive visitor parking spaces
- Prestigious gated community, run by a very efficient management company

Balcombe Road is a quiet road set in a prime location in this exclusive area of Poole. Ideally located for Westbourne shops, just over half a mile away. M&S, Tesco and Lidl are all close by. The beautiful sandy beach at Branksome Chine is a 4 minute drive and just over a mile walk through the chine and both Bournemouth and Poole town centre are within easy striking distance by car or public transport. Convenient access to the A338 for the M27 to Southampton and London. Westbourne - 0.3 miles; Bournemouth - 2 miles; Poole - 3.6 miles; Mainline Station - 0.6 miles; Southampton - 35 miles; London - 110 miles.

Tenure: Share of freehold. 999 years lease from 2017

Maintenance: Approximately £3800 per annum.

COUNCIL TAX BAND: G

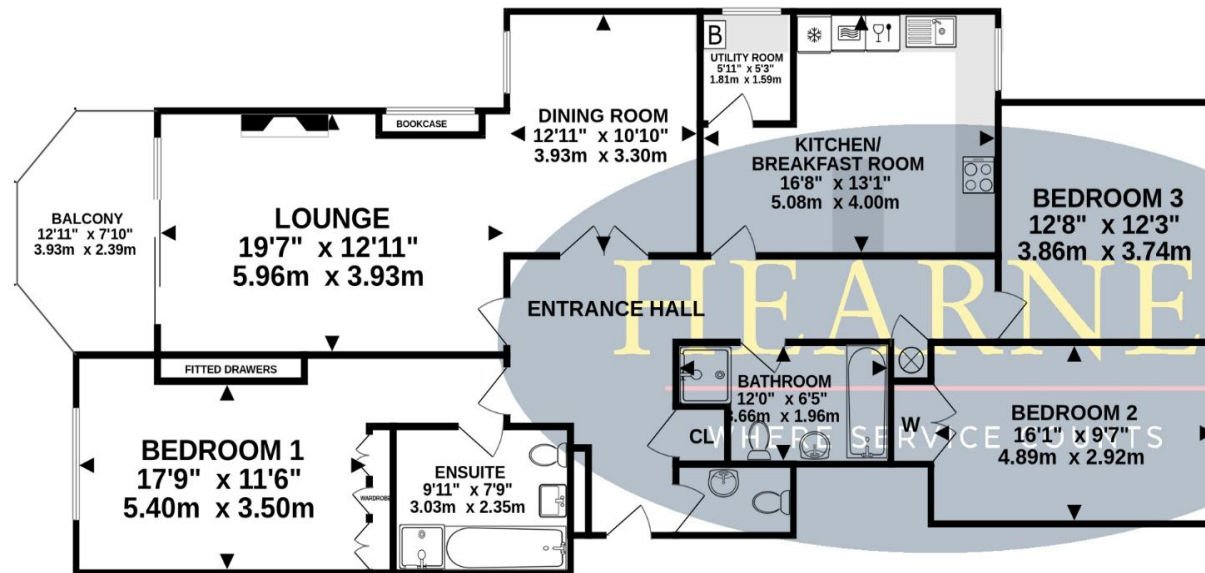
EPC RATE: B





2ND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.8 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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