



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	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 1, Kensington Court 9 Burton Road, BRANKSOME PARK BH13 6DT

£575,000

The Property

Occupying a ground floor position, this stunning and impeccably presented apartment features generously proportioned rooms, with well considered, contemporary finishes throughout. The tasteful interior has been thoughtfully curated with great attention to detail, with sleek finishes and premium materials, every element reflecting quality and comfort. The well planned living space boasts a 20' living room with seamless connection to the dining area, and there is also a lovely sun room to enjoy the pleasant outlook over the gardens. Standout features include a stunning and bespoke kitchen installed by award winning Kutchenhaus, Lamco bedroom furniture to bedrooms one and two, and a beautifully styled en-suite bathroom and equally impressive separate shower room, both featuring stunning wall and floor tiles. Furthermore, there is a double garage to ensure secure parking and additional storage, and with a share of freehold this is a perfect home for those seeking a lifestyle living experience.

Branksome Park is a prime residential area known for its natural beauty and upscale living, making it a highly desirable area for discerning residents. Nearby, you will find the vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, together with regular bus services operating to surrounding areas. For beach lovers, miles upon miles of golden sandy shores and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also closeby. Explore a little further and you will find spectacular gardens to visit and great golf to be enjoyed at the Parkstone Golf Club.

HOLIDAY LETS AND PETS

Holiday Lets - Not permitted
Pets - Not permitted

COMMUNAL ENTRANCE HALL

Secure entry system, door through to the apartment.

ENTRANCE HALL

23' 7" x 10' 2" (7.19m x 3.10m) max. Double glazed window, storage cupboard with tank and linen storage, further cupboard with shelving and individual manifold for the radiators, shelved storage cupboard and additional cloaks storage, feature radiator.

LIVING ROOM

20' 0" x 12' 0" (6.10m x 3.66m) Double glazed window overlooking communal grounds, feature radiator, double glazed door to sun room.

SUN ROOM

12' 1" x 8' 8" (3.68m x 2.64m) Double glazed side windows, double glazed door to the communal grounds.

DINING ROOM

12' 1" x 8' 8" (3.68m x 2.64m) Double glazed window to the side, double glazed door to the sun room, feature radiator.

STUNNING KITCHEN

11' 6" x 9' 0" (3.51m x 2.74m) Absolutely stunning kitchen designed and installed by Kutchenhaus of Westbourne. Extensive range of wall and base units with integrated appliances including Siemens dishwasher, pull out larder cupboard with sliding shelving, full height fridge with freezer section and additional separate freezer, attractive stone work top with inset four ring gas hob, unit housing Bosch double Pyrolytic 'self cleaning' oven, range of pan drawers, sliding unit to conceal coffee machine or similar (not included), one and a half bowl sunken sink with Quooker tap providing boiled, filtered and sparkling water, further drawer space with pan drawers, matching splashback, double glazed window.

BEDROOM ONE

22' 10" max x 12' 0" (6.96m x 3.66m) Double glazed window to the rear overlooking the communal grounds, double glazed door to private patio, exceptional range of built-in bedroom furniture by LAMCO consisting of four sets of three drawer chests with vanity unit, two sets of double hanging robes and further pull out wardrobe unit, feature radiator.

EN-SUITE BATHROOM

7' 1" x 5' 3" (2.16m x 1.60m) Beautifully appointed room with panelled bath, unit housing inset flush w.c., wash hand basin inset in vanity unit, stunning feature tiling to walls and floor, heated towel rail.

BEDROOM TWO

15' 10" max x 9' 8" (4.83m x 2.95m) Double glazed window to the rear overlooking the gardens, built-in wardrobes by LAMCO with hanging and shelving, feature radiator.

BEDROOM THREE

11' 8" x 10' 6" (3.56m x 3.20m) Double glazed window to the front aspect, feature radiator.

SHOWER ROOM

11' 5" x 7' 0" max (3.48m x 2.13m) Beautifully appointed with oversize shower with ceiling mounted 'Rainfall' shower, side wall mounted taps and hand held shower, unit with inset wash hand basin with cupboards under, inset flush w.c., double opening cupboard with space and plumbing for washing machine and tumble dryer, stunning wall and floor tiling.

GROUNDS AND PARKING

Kensington Court is set in well tended communal grounds which have large areas of lawn with flower and shrub borders. There is an area of parking for visitors.

DOUBLE GARAGE

17' 5" x 15' 11" (5.31m x 4.85m) Electric up and over door, shelving rack to the rear.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 23rd March 2006
Maintenance - £1,993.19 per half year (from 01/07/2024 - 31/12/2024)
Management Agent - Burns Hamilton

COUNCIL TAX - BAND D