



**Wilderton Road West, Branksome Park, Poole,
BH13 6EF**

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SHARE OF FREEHOLD PRICE £585,000

A beautifully presented three double bedroom, two bathroom penthouse apartment located in the premier Branksome Park location within a short distance of the popular Westbourne High Street offering a range of individual and boutique bars, shops and restaurants along with the award winning sandy beaches at Branksome Chine. The property has been superbly maintained and updated by the current owner to the highest of standards and features a luxury kitchen, two bespoke bath/shower rooms along with two large balconies. The property further benefits from a share of freehold, large loft storage area and a detached garage with electric up and over door.

The apartment is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the top floor and entrance of the apartment. On entering the property a welcoming hallway leads into a spacious living/dining room with double doors leading onto the first of two balconies. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and complimented with a range of high specification integrated appliances.

The property's three bedrooms are all generous in size with the master bedroom featuring fitted wardrobes and a luxury en suite bathroom. Both bedrooms two and three also feature fitted wardrobes and lead onto a further, large balcony. The accommodation is complete with a luxury fitted shower room.

The Gateway is situated within pristine communal grounds accessed via electrically operated gates and featuring a large area for resident parking. This particular apartment is conveyed with a double garage accessed via an electrically operated door.

Share of freehold

Maintenance: Approx. £1,160.72 every 6 months

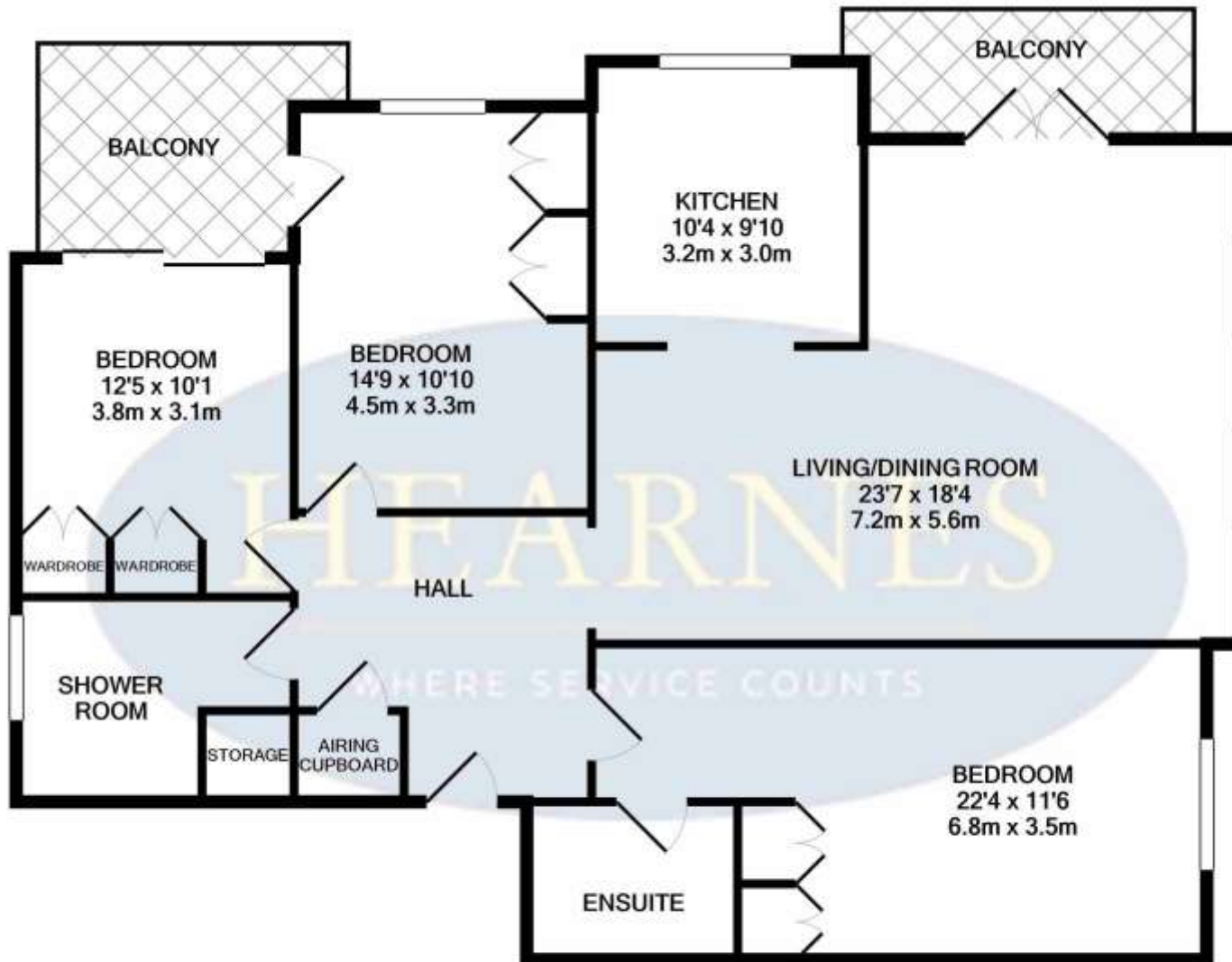
EPC RATING: C

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.







TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.1 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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