



HEARNES

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**Flat 4, The Wick, 10 Burton Road,
Branksome Park, Poole, Dorset, BH13 6DU**

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SHARE OF FREEHOLD PRICE £300,000

Set in a highly desirable location in Branksome Park, this cosy, well presented 2 bedroom, 2 bathroom character split level apartment, occupies part of the first floor in this rather unique and charming property, built in 1881. Originally built as a Gentleman's residence, the house was converted in the 1980's into 6 apartments, each with their own style and unique features. This style, age and type of property is rarely available as many of these grand homes were replaced by more modern blocks of flats in the 1960's, making this development even extra special! On entry into the building, you feel you are being whisked away to a bygone era. The Wick is set off the road in a very peaceful plot and approached via a sweeping drive, making the development both private and secluded. Entrance to the flat is via the central grand communal ground floor Ogival Arched front door, leading to an entry phone system and a stunning communal entrance hallway with original Victorian mosaic geometric tiling, and grand stairway to the first floor. The apartment has been beautifully refitted and appointed throughout and comes with use of the communal rear garden and use 2 parking spaces.

- Beautiful 2 double bedroom, 2 bathroom first floor apartment set in a rather unique and charming house that was originally built in 1881 and converted in the 1980's
- Immaculately presented inside with a cosy and charming feel to it
- Beautifully appointed kitchen/breakfast room having floor to ceiling white high gloss handle less units with granite work tops over and integrated appliances to include a 4 ring gas hob with extractor, oven, dishwasher, washer/dryer and fridge/freezer
- Luxury, stylish ensuite shower room and family bathroom
- Character development with 8'10' high ceilings, picture rails and a split level entrance lobby, leading to the kitchen
- All replaced double glazed windows with sash windows to most rooms
- New fireplace in the sitting room with open fire
- Recently decorated throughout and newly fitted luxury carpets
- Use of 2 parking spaces
- Use of the well-tended communal gardens. Flat 4 has a storage shed in the garden for outside furniture
- Now sold vacant with no forward chain

A wonderful location, set down a driveway off Burton Road, and being a flat walk to the shops at Westbourne, that are approximately 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.

Lease - Share of Freehold – 999 years from 2006

Maintenance – Approximately £3000 (£1000 goes into a reserve fund for the building)

COUNCIL TAX BAND: C

EPC RATE: C





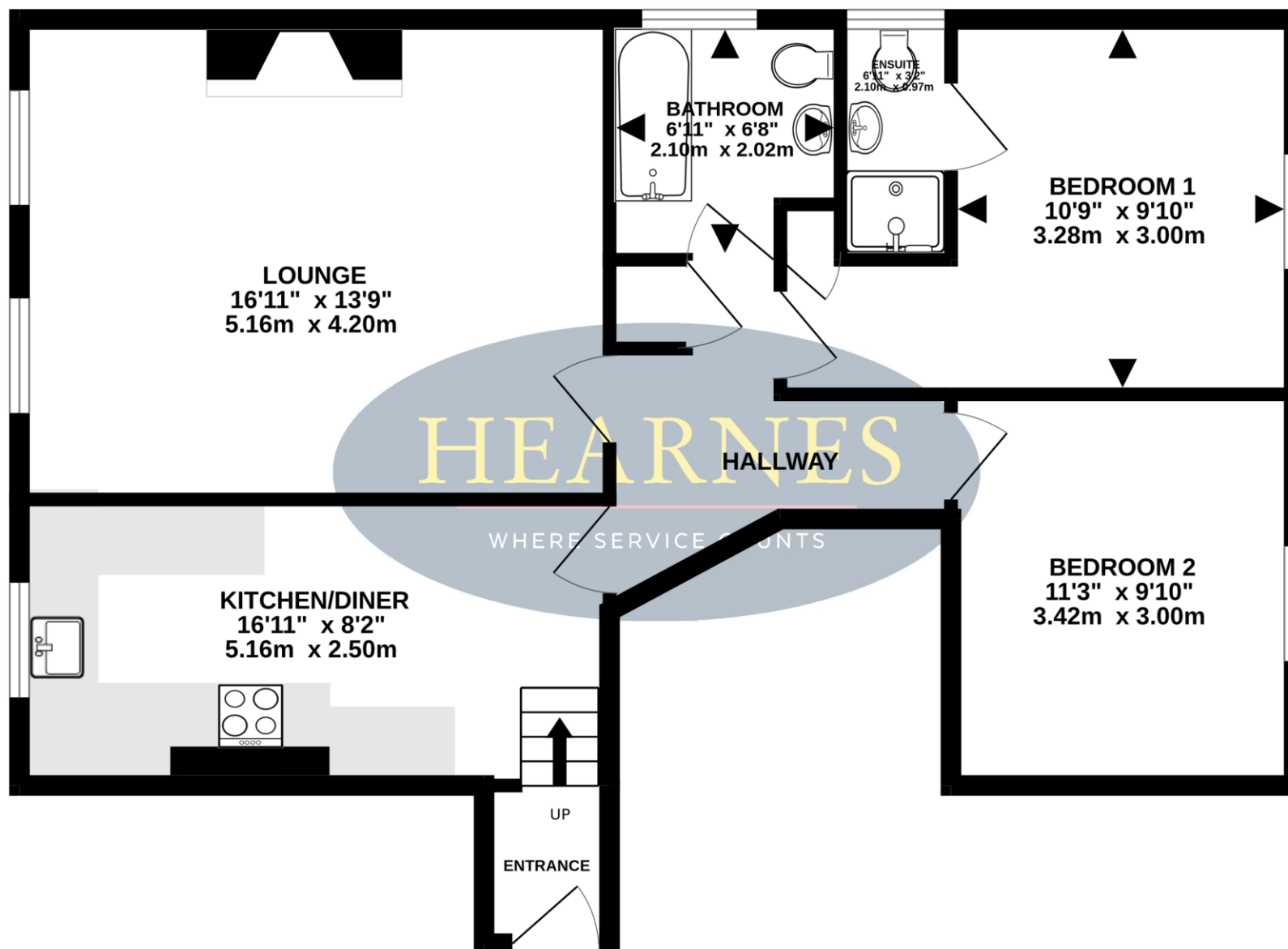
Communal Entrance Hall



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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