



HEARNES

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**Flat 17 Ashton Court, 46 Western Road,
Branksome Park, Poole BH13 6EU**

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Share of Freehold £280,000 -£285,000

An absolutely stunning and spacious 2 bedroom, second floor apartment, very well presented and benefitting from a garage, balcony which has a delightful southerly aspect with views over the well-tended communal gardens. The property enjoys high ceilings, south facing aspect that catches the sun all year around, and the excellent location being close to both Westbourne and the beach. Internally the property has a stylish sitting room with tall double glazed windows, separate dining room which can and has been used as a bedroom, and a modern fitted kitchen. The main bedroom is large and also has fitted wardrobes providing excellent storage. The property benefits from double glazing, gas central heating, and be sold furnished with no forward chain. Ashton Court is a development of 30 apartments set over 4 floors with beautifully kept communal hallways (cleaned 3 x per week), security entryphone system, passenger lift, and excellent communal parking for visitors and residents as well as garages for the flats. The communal grounds are impressive sitting on a beautiful 1.68 acre plot which is less than a mile from Branksome Chine Beach and half a mile from Westbourne.

- Stunning spacious second floor apartment set in a popular location
- Immaculate throughout with a fabulous south facing aspect which enjoys all year sunshine (weather permitting!)
- Southerly facing balcony overlooking the well-tended communal gardens
- Spacious lounge and separate dining room which could be used as a bedroom/study, providing excellent living accommodation
- Modern fitted kitchen with fitted oven, hob, extractor, dishwasher, and included in the sale are the fridge/freezer and washing machine
- Recently fitted quality boucle carpet throughout
- Excellent sized main bedroom with fitted wardrobes and storage above
- Modern tiled bathroom with a white suite and shower over the bath
- Double glazing and gas central heating
- Garage and further communal parking
- Well run and managed development with each resident very respectful of each other, making a very homely and welcoming development
- Share of Freehold plus long lease

Ashton Court is located on the corner of Western Road and the wonderful treelined Avenue. It is just over half a mile from Westbourne Village with its wide range of cafés, bars, shops, and restaurants including an M&S food hall and Tesco along the road. The beautiful golden sandy beaches of Branksome which you can walk through the mature Branksome Chine to, are just over half a mile away at the bottom of The Avenue, where there is also the recently opened Rockwater Restaurant and bar. Bournemouth Town Centre just over 2 miles away. Branksome train station is situated just over 1 mile away and Parkstone Golf Club is only 1.7 miles away. Further beaches at Canford Cliffs and Sandbanks are just over 2 miles via a flat promenade seafront path. This wonderful location is very central to the whole area and ideal as a home or investment being so close to all amenities.

Lease details: 900+ years and share of freehold

Maintenance fees: £716.36 per 3 months

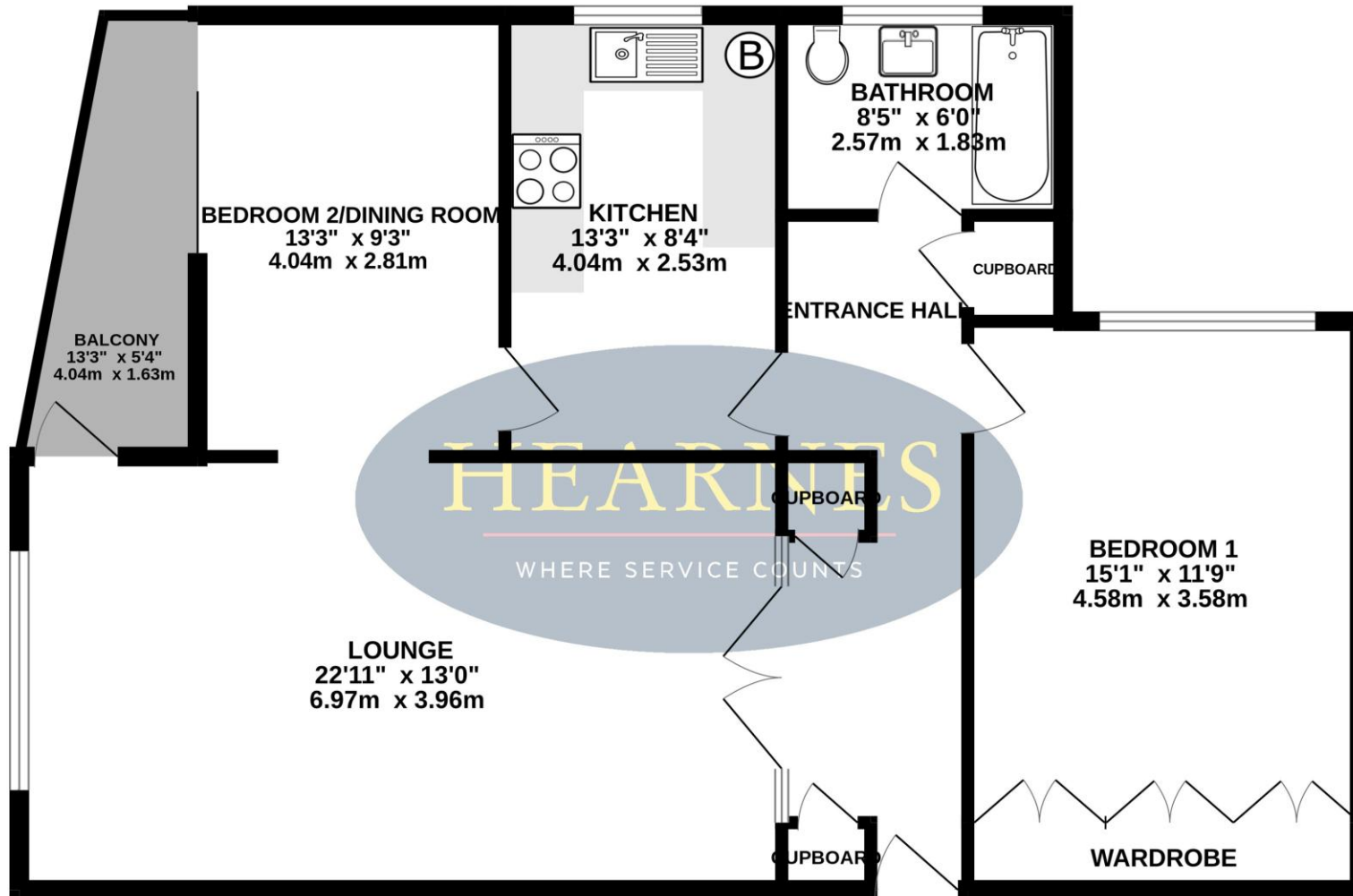
COUNCIL TAX BAND: D

EPC RATE: C





2ND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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Westbourne Arcade



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