1 Pinewood Lodge 30 Tower Road, Branksome Park, Poole BH13 6FD

£650,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

The Property
Constructed in 2021, Pinewood Lodge is a small traditional style development with only 12 apartments, situated within equidistance of Westbourne Village and Branksome beach.

No. 1 Pinewood Lodge is exceptionally presented throughout and is one of two apartments benefitting from it's own private entrance. Upon entering the property the hallway is spacious and welcoming and provides access to all principle rooms. Offering luxury open plan living, the kitchen / day room has ample space, a feature bay window and access out onto the courtyard. The kitchen is a matt handless design with integrated appliances, quartz worktops with breakfast bar, and well-thought-out storage. Outside, the garden is spacious as well as west-facing therefore benefitting from the afternoon and evening sun. Through a pocket door, the utility room is neatly tucked away and offers space for a washing machine and a tumble dryer along with extra storage and worktop space.

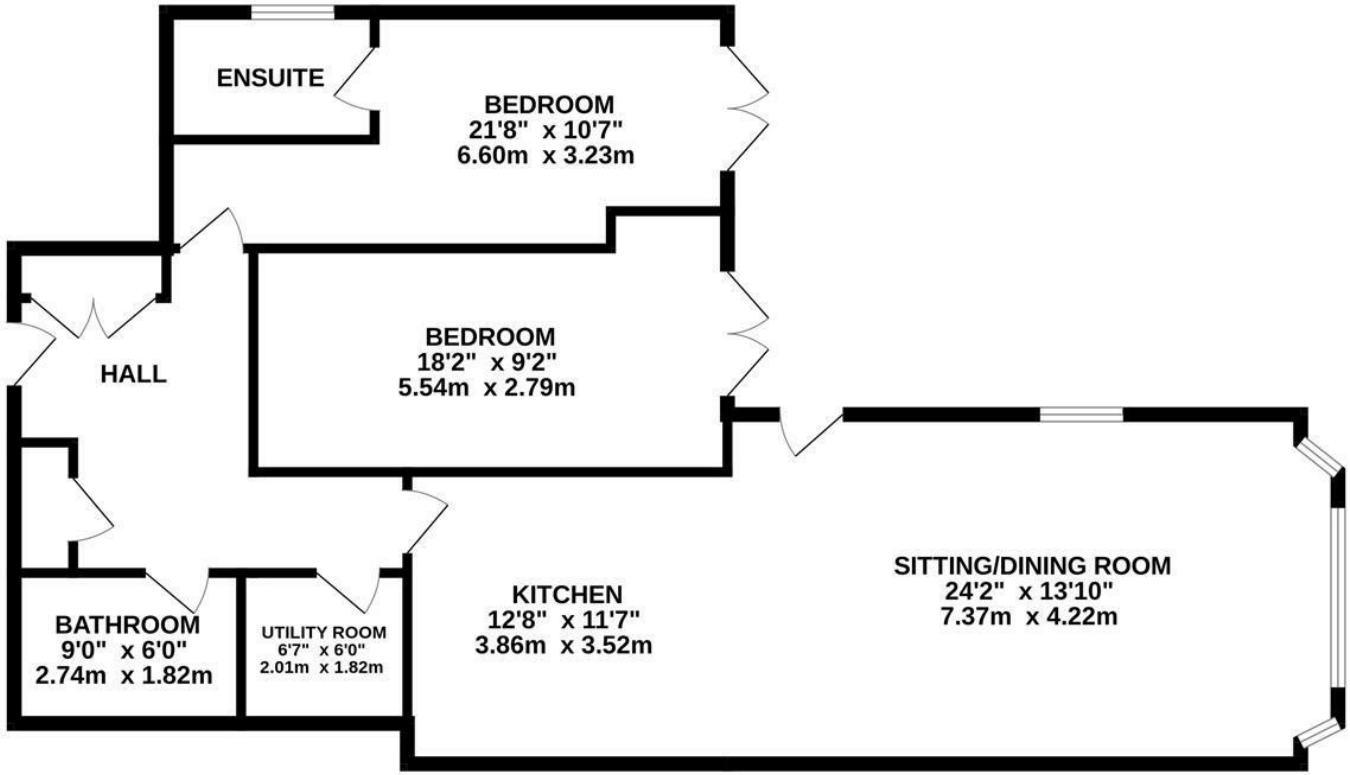
The main bedroom is generous, with exceptional floor to ceiling wardrobes complete with sliding smoked mirror doors, a fully tiled en-suite shower room, and patio doors leading out onto the courtyard. Bedroom two is also a generous double room with access onto the courtyard; it is currently set up as a twin room with built in beds and wardrobes. The family bathroom is fully tiled with fully size bath and over-head shower. The property is complete with airing cupboard with pressurised system and large coat cupboard.

The underground parking is accessed via a lift; the property is conveyed with one large parking bay offering space for a storage unit if required. There is also a communal bike store.

Location
The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and road, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland European.

Maintenance
Tenure: Share of freehold
Maintenance charge: £2856 (includes payment into the sinking fund)
Notes: Pets permitted on license, short term holiday lets not permitted.

GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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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All room dimensions given above are approximate measurements
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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.