



£550,000

Flat 23, Branksome Gate 52 Western Road, Branksome Park, Poole, Dorset, BH13 6EX



Branksome Gate

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A beautifully presented three double bedroom apartment situated only a short walk from Westbourne Village. The property boasts spacious accommodation, a balcony and parking.

- TOP FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- VACANT POSSESSION
- TWO UNDERGROUND PARKINGS
- SOUTH WEST FACING BALCONY
- CLOSE TO WESTBOURNE VILLAGE

Local Authority BCP, Tax Band F, Tenure: Share of Freehold



Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, 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, bistros 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 Europe

Property Comprises

Branksome Gate comprises a pair of modern purpose-built blocks of luxuriously appointed apartments set in delightfully landscaped gardens. The development occupies a most convenient location being within easy reach of the amenities

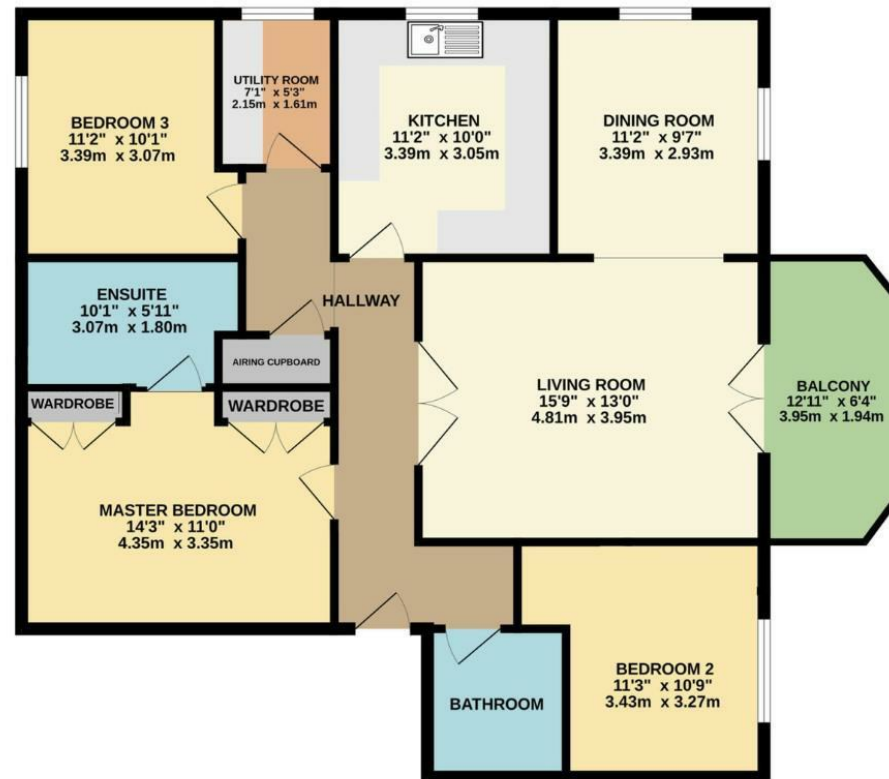




at Westbourne which has an attractive Victorian shopping arcade. The award winning Blue Flag beaches at Branksome Chine are well located approximately one mile away.

This particular apartment is situated on the top floor where the front door leads into a reception hall with a built in airing cupboard, the sitting room/dining room has a bright southerly aspect with a pair of French doors leading out on to the south facing sun balcony, the kitchen has a range of modern units with integral appliances and there is a separate utility room. Bedroom one has two double built in wardrobes, and an en suite shower room, there are two further bedrooms and a family bathroom.

The lift provides access down into the secure underground parking area where two parking spaces are included with the apartment. The gardens are beautifully landscaped with a large communal lawn, flower and shrub borders as well as plenty of space for visitors and residents parking.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

