



Kensington Court 9 Burton Road, Poole BH13 6DT
Offers In Excess Of £500,000 Share of Freehold





****FIRST FLOOR THREE BEDROOM APARTMENT**** A well presented, bright and spacious apartment situated in a **QUIET ROAD** within the heart of Branksome Park. The apartment boasts a **BALCONY, DOUBLE GARAGE** and **NO FORWARD CHAIN**.

- FIRST FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- DOUBLE GARAGE
- SOUTH FACING BALCONY
- NO FORWARD CHAIN

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

A spacious three double bedroom two bathroom first floor apartment situated in this exclusive development of only eight apartments in the highly desirable location of Branksome Park. The apartment benefits from a large lounge/diner, recently fitted kitchen, enclosed sun room, balcony and double garage.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall where there is a useful storage cupboard and coat cupboard with doors providing access to all principle rooms.

The large L shaped living/dining room is bright and airy and opens onto the fully enclosed sun room with fully opening picture windows. The modern fitted kitchen benefits from a range of base and eye level cream gloss units with wood effect work surface over and contemporary glass splashback. Integrated appliances include ceramic hob with stainless steel extractor hood above, double oven and dishwasher with space for fridge freezer and washing machine.

The spacious principle bedroom benefits from an en-suite bathroom, large window overlooking the pretty communal gardens and door to a south facing balcony. There are two further generous double bedrooms and a family bathroom with bath and separate shower cubicle.

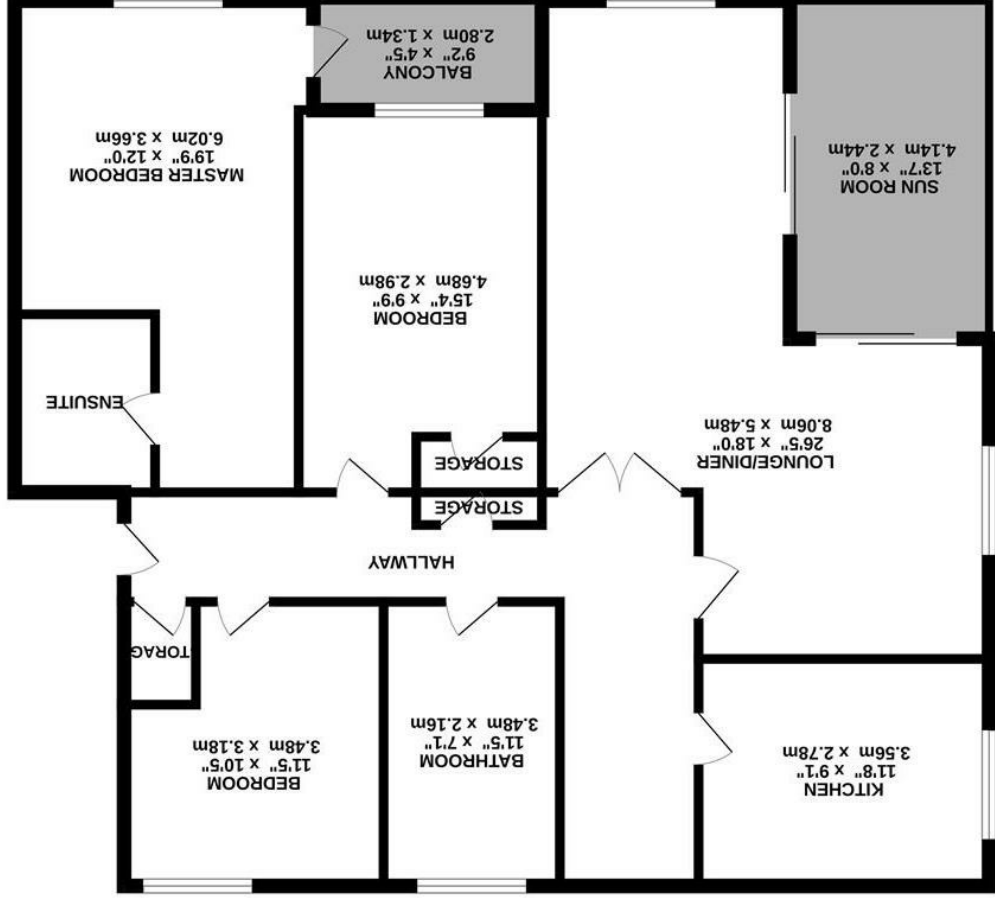
Outside is a double garage with electric up and over door and internal lighting.

TENURE: Share of Freehold with a long lease of 999 years and 954 years remaining. **Maintenance:** Approximately £1875 every 6 months
Council Tax Band : D





FIRST FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error or omission or misstatement. 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Some energy efficiency - lower running costs	D
Not very energy efficient - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Some environmental impact - lower CO ₂ emissions	D
Not very low environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G