

Flat 10 Grovelands 5 Burton Road, Poole BH13 6DT Guide Price £950,000 Share of Freehold

















Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is enarby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

Property Comprises

Occupying the entire top floor of a modern gated development, this chain-free penthouse offers over 2,400 sq ft of beautifully designed living space. The property features two exceptionally spacious reception rooms, a bespoke study/library, and a high-spec Porcelanosa kitchen with integrated appliances, w/c and east-facing balcony. The west-facing lounge also opens onto a private balcony overlooking landscaped gardens.

The principal suite includes a walk-in wardrobe, dressing room and luxury en-suite, with direct access to a third balcony. Two further double bedrooms and a family bathroom complete the accommodation. Storage is outstanding, with multiple walk-in cupboards and balcony stores. Additional benefits include underfloor heating, air conditioning, and private lift access. Outside, residents enjoy landscaped communal gardens, a secure bike/tool store, allocated parking plus visitor bays, with further on-street permits available.

Tenure: Share of Freehold

Lease: 999 years . Start date: 2018

Sinking Fund: Yes

Maintenance: £5,400 per annum. Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage,

Cleaning & Maintenance of Communal areas.

Pets Allowed under licence.

THE PENTHOUSE 2476 sq.ft. (230.0 sq.m.) approx.



TOTAL FLOOR AREA: 2476 sq.ft. (230.0 sq.m.) approx.

While every abergo has been made to ensure the accuracy of the footplan command here, measurement, of doors, windows, occers and are other letters are opportunite and no responsibility is blein the any entry, consistent or not extensives. The pairs to the fluentative purposes only and should be used as such by prospective purchases. The services, spricers and appliances shown have not been trained and no parameter as to their approximately or efficiency can be given.

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor

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.



