



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.

Rating	CO2 Emissions (g/kWh)	Environmental Impact
A	92 plus	Very environmentally friendly - lower CO2 emissions
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	Not environmentally friendly - higher CO2 emissions

EU Directive 2002/91/EC