



McCarthy & Stone
RESALES



2 Clarendon House 46-48 Tower Rd., Poole, BH13 6FE
Asking price £380,000 Leasehold

For further details
please call 0345 556 4104

2 Clarendon House 46-48 Tower Rd,, Poole, BH13 6FE

A stunning two bedroom ground floor retirement apartment with a beautiful PATIO AREA overlook the communal GARDENS.

INTRODUCTION:

A stunning two bedroom garden Apartment enjoying a very pleasant outlook over the mature landscaped gardens of Clarendon House. The apartment is detached from all others on the ground floor and as such enjoys a high level of privacy yet is very conveniently placed for access to the fantastic communal facilities of the development. The accommodation is beautifully presented and particularly spacious too. The excellent dual aspect living room has a French door opening onto a large and very private terrace, there is a stunning contemporary styled kitchen with a host of integrated appliances, the master bedroom has en-suite facilities, a further double bedroom and a separate shower room.

Clarendon House is located in sought-after Branksome Park area midway between Poole and Bournemouth, it is a highly regarded leafy suburb of quality homes. The charming village of Westbourne is just 0.6 miles away where you can enjoy a eclectic mix of specialised shops, cafés, pubs and restaurants. There is also a variety of supermarkets to choose from including Tesco and M&S Simply food, as well as a doctor's surgery, post office and pharmacy. Branksome facilities include the picturesque tennis and bowls club. From Branksome, you're surrounded by 10 miles of glorious golden sand and Blue Flag beaches stretching across Poole, Bournemouth and Christchurch. Running through the centre of Branksome Park is Branksome Chine, a deep wooded ravine with a footpath and stream leading down to the sea. Here you will find many beautiful walks along the various paths.

A bus stop is conveniently located just 100m from the development with services directly to Westbourne, Bournemouth, Poole and the surrounding area.

Constructed by multi award-winning McCarthy and Stone Clarendon House is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age and is an intimate development of just 32 two bedroom apartments benefitting from superb communal facilities including an impressive 'club lounge' with access to the gardens. Our dedicated House Manager provides support and peace-of-mind, in addition all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also a luxurious guest suite for visiting friends and

family available at a modest nightly rate. It's going to be so easy to make new friends and to lead a busy and fulfilled life at Clarendon House, there will be plenty of regular events and activities from which to choose including: coffee mornings, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to join in and home owners can participate as fully or remain as private as they wish.

ENTRANCE HALL:

Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both camera (via the home-owners TV) and audio link to the main development entrance door. Emergency pull cord, useful store cupboard, further shallow cupboard with meters and a walk-in utility with light and shelving housing the boiler supplying hot water, 'Vent Axia' unit providing an economic heat recovery system and the 'Bosch' automatic washer/dryer. Feature glazed door to living room.

LIVING ROOM:

A welcoming room with a dual aspect having a double-glazed window to side and a double-glazed French door with matching side panel opening onto a good sized private terrace with a lovely and peaceful outlook of the mature development gardens. A feature glazed panelled door leads to the kitchen..

KITCHEN:

With a double-glazed window with a pleasant garden outlook. There is a contemporary kitchen in a gloss soft-white finish with contrasting 'Silstone' worksurface, undermount sink unit with a grooved drainer adjacent and matching upstands. Integrated appliances comprise; 'Neff' ceramic hob with glazed splashpanel and stainless steel chimney extractor hood over, 'Neff' waist-level oven with matching microwave over, and 'Neff' concealed fridge and freezer. Under unit lighting, attractive wood effect flooring. Ceiling spot light fitting.

MASTER BEDROOM:

A lovely well-proportioned double bedroom with a double-glazed window and a garden outlook. Large walk-in wardrobe with auto-light, hanging rails and shelving. A door leads to the en-suite wetroom.

EN-SUITE WETROOM:

Modern white sanitary ware comprising; Back to the wall WC with hidden cistern, vanity wash-basin with undersink cupboard, worksurface and with mirror having integrated lighting and shaver point

over. Level access, walk-in shower with both raindrop and traditional shower heads, glazed shower screen. Heated ladder radiator, emergency pull cord, extractor fan, ceiling spot lights. Extensively tiled walls and tiled floor

BEDROOM TWO:

Of a double size with a double-glazed window overlooking the side garden of the development.

SHOWER ROOM:

Modern white sanitary ware comprising; Back to the wall WC with hidden cistern, vanity wash-basin with undersink cupboard, worksurface and with mirror having integrated lighting and shaver point over. Level access, walk-in shower with both raindrop and traditional shower heads, glazed shower screen. Heated ladder radiator, emergency pull cord, extractor fan, ceiling spot lights. Extensively tiled walls and tiled floor

Car Parking

Allocated parking space included.

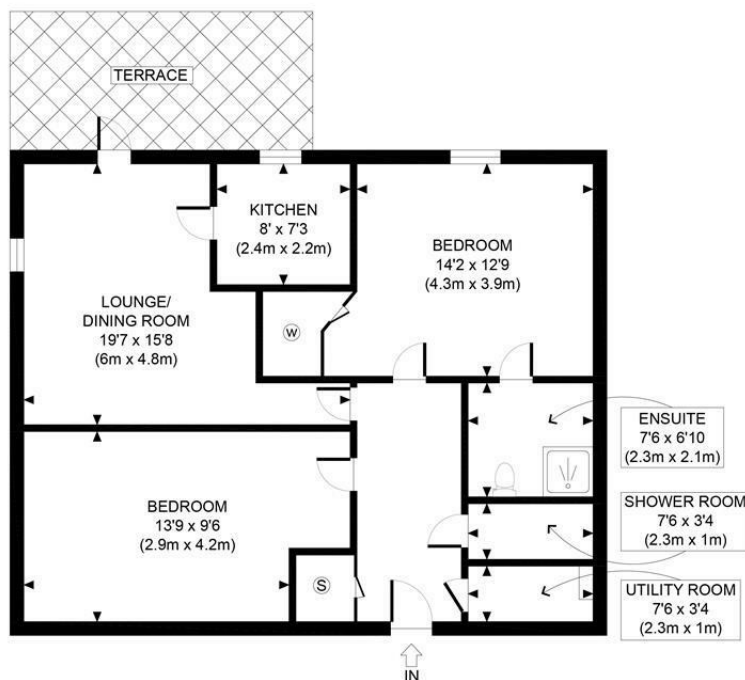
Leasehold

Lease 999 commencing from 2019
Ground rent £495.00

Please contact your property consultant for further details of the service charges







APPROX. GROSS INTERNAL FLOOR AREA 940 SQ FT / 87 SQM	Clarendon House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/10/20
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

