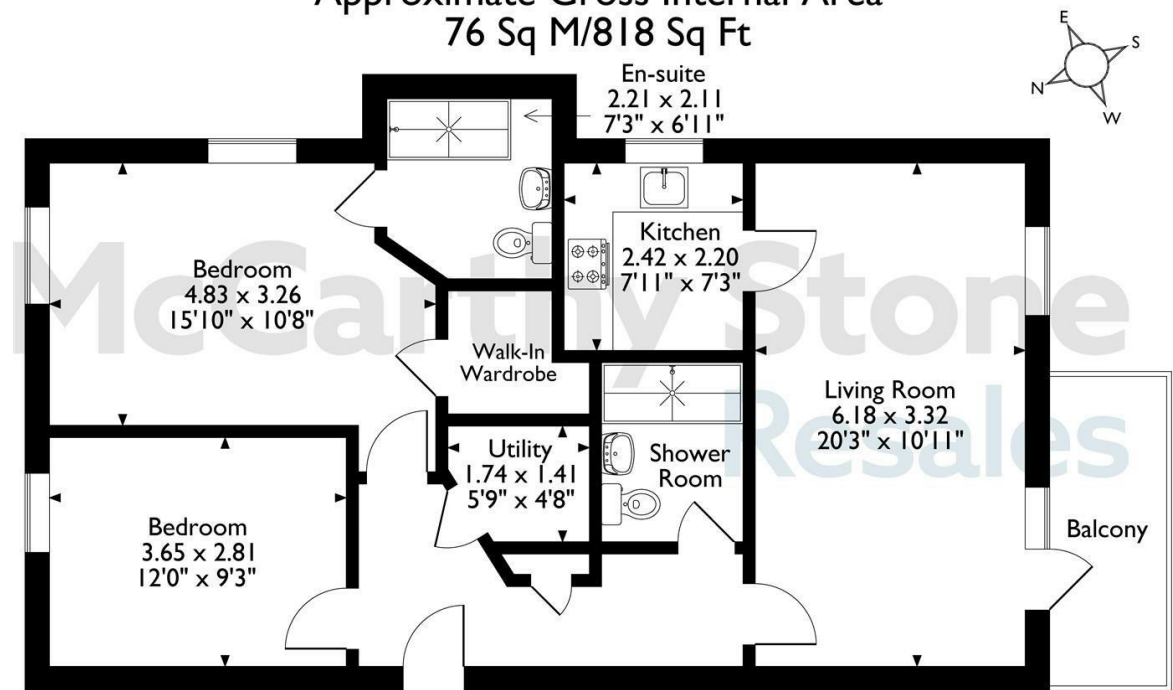


Clarendon House, Flat 10, 46-48, Tower Road, Poole  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 10 Clarendon House

46-48 Tower Rd., Poole, BH13 6FE



Asking price £410,000 Leasehold

A SUPERB two bedroom apartment with a lovely walk out balcony. The excellent living room has French doors opening onto the large balcony. The master bedroom benefits from an en-suite and walk in wardrobe. Must be viewed to be appreciated!

Call us on 0345 556 4104 to find out more.

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# Clarendon House, Tower Road, Poole

### Clarendon House

A stunning two bedroom apartment enjoying a very pleasant outlook over the mature landscaped gardens of Clarendon House. The accommodation is beautifully presented and particularly spacious too. The excellent living room has a French door opening onto a large balcony, 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 double-glazed windows to side and a double-glazed French door with matching side panel opening onto a good sized balcony 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 ' contemporary kitchen in a gloss soft-white finish with contrasting 'Silostone' 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 Wet 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

# 2 bed | £410,000

### 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

This apartment does not have an allocated parking space.

### Lease Information

Lease 999 commencing from 1st Jan 2019  
Ground rent: £495 per annum  
Ground rent review: 1st Jan 2034  
Please contact your property consultant for further details of the service charges

### Service Charge

- What your service charge pays for:
- House Manager who ensures the development runs smoothly
  - All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
  - 24hr emergency call system
  - Monitored fire alarms and door camera entry security systems
  - Maintaining lifts
  - Heating and lighting in communal areas
  - Contingency fund including internal and external redecoration of communal areas
  - Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge £4,355.29 annually. per annum (for financial year ending 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Additional Information and Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

