



Branksome Park, Poole, £450,000
Substantial 1,370 sqft approx 3 bedroom apartment



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- Substantial 1,370 sqft approx 3 bedroom apartment
- Renovated throughout in "as new" condition
- Luxury open plan family room for living, dining and cooking
- Substantial main bedroom with luxury en-suite shower room
- All 3 bedrooms are doubles
- Grand entrance hallway with built in storage
- Luxury bathroom with quality sanitaryware
- Garage plus visitors parking
- Sought after Branksome Park location with easy access to all of Westbourne amenities

Inside Areas

Substantial apartment with 3 double bedrooms and 2 bath / shower rooms, measuring over 1,300 sqft. The property has been completely renovated by the current owner and is presented in "as new" condition. Recent works include; replacement ceilings, new electrics, new plumbing and heating system, replastered walls and state of the art kitchen with fully integrated appliances, 2 new bath / shower rooms including en-suite shower to main bedroom, TV system with booster to all rooms and new flooring throughout. The apartment is bright and airy and is orientated in a southerly direction for the main living / dining / kitchen room which is now open plan.

Outside Areas

Substantial south facing balcony overlooking communal gardens which is accessible via sliding patio doors from the family room. There is a single garage and visitors car parking spaces to the front of the block.

Location

Branksome Park is located between the boroughs of Poole and Bournemouth and is less than 2 miles away from the shopping areas of Bournemouth Town Centre. Local facilities include a sports area with tennis courts and a bowling green, a local library and a church. Branksome Park includes Branksome Chine which leads to the award-winning blue-flagged beaches of Poole and has a woodland walk up to Penn Hill Village. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute.

Tenure & Service Charges

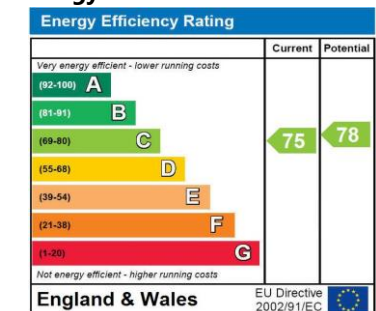
Tenure: Share of Freehold.

Service Charges: vendor advised approximately £2,100 per annum.

Council Tax

BCP Council Tax Band D.

Energy Performance Certificate

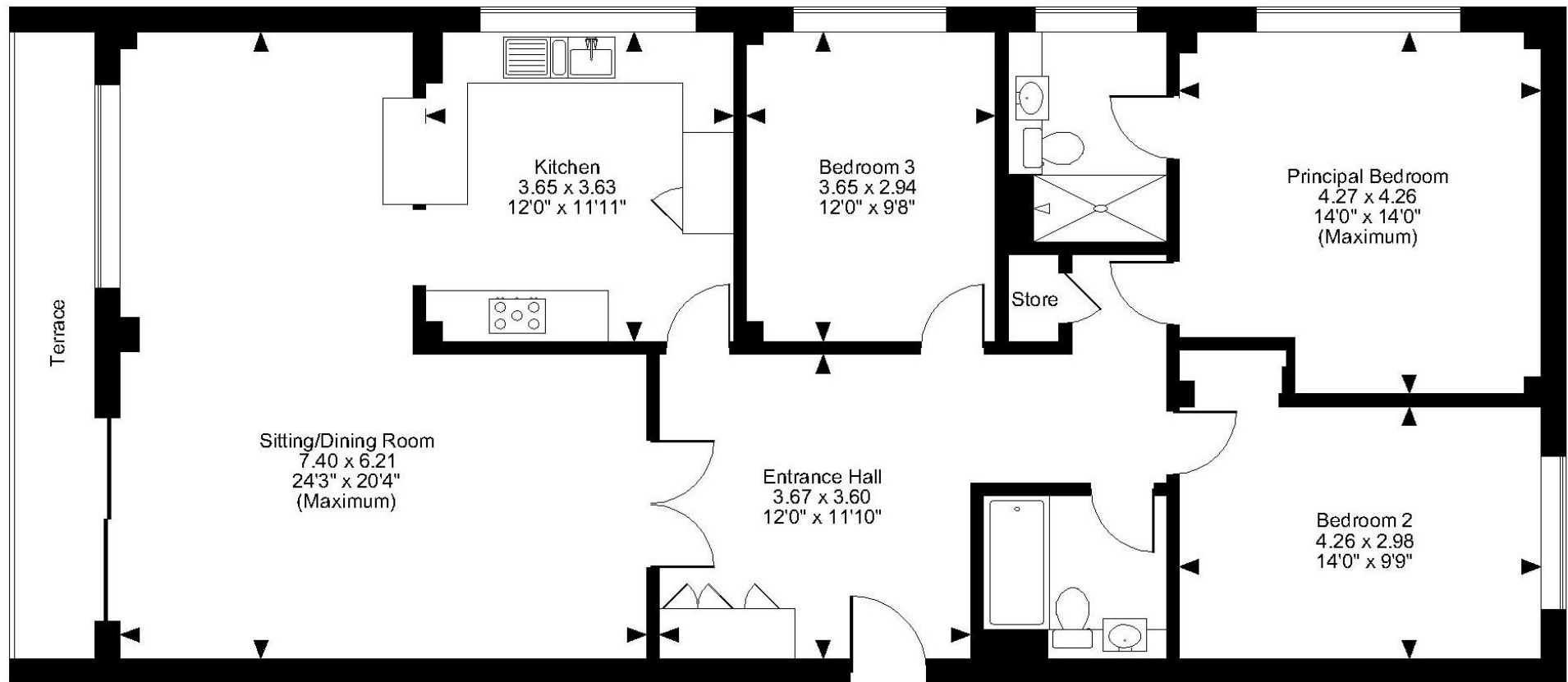
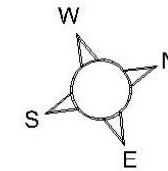


Cedar Grange, Lindsay Road, Poole, Dorset

Approximate Gross Internal Area

1334 Sq Ft/124 Sq M

Terrace external area = 76 Sq Ft/7 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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