



GROVELANDS, BURTON ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£1,000,000 SHARE OF FREEHOLD

Guide price £1-1.1m

This immaculate true penthouse apartment occupies the top floor of this modern gated development. Offering incredibly spacious and contemporary accommodation throughout with bespoke high specification fittings, three large balconies and many unique features. Perfectly situated in a quiet tree lined road which is just a short level walk to both Westbourne and the beach. Vendors suited.

True penthouse apartment | Five year old gated development | Three double bedrooms | Two reception rooms | Two bathrooms & separate wc | Three balconies | Superb storage | Off road parking | Underfloor heating throughout and air conditioning

Westbourne | 01202 767633 |

Winkworth



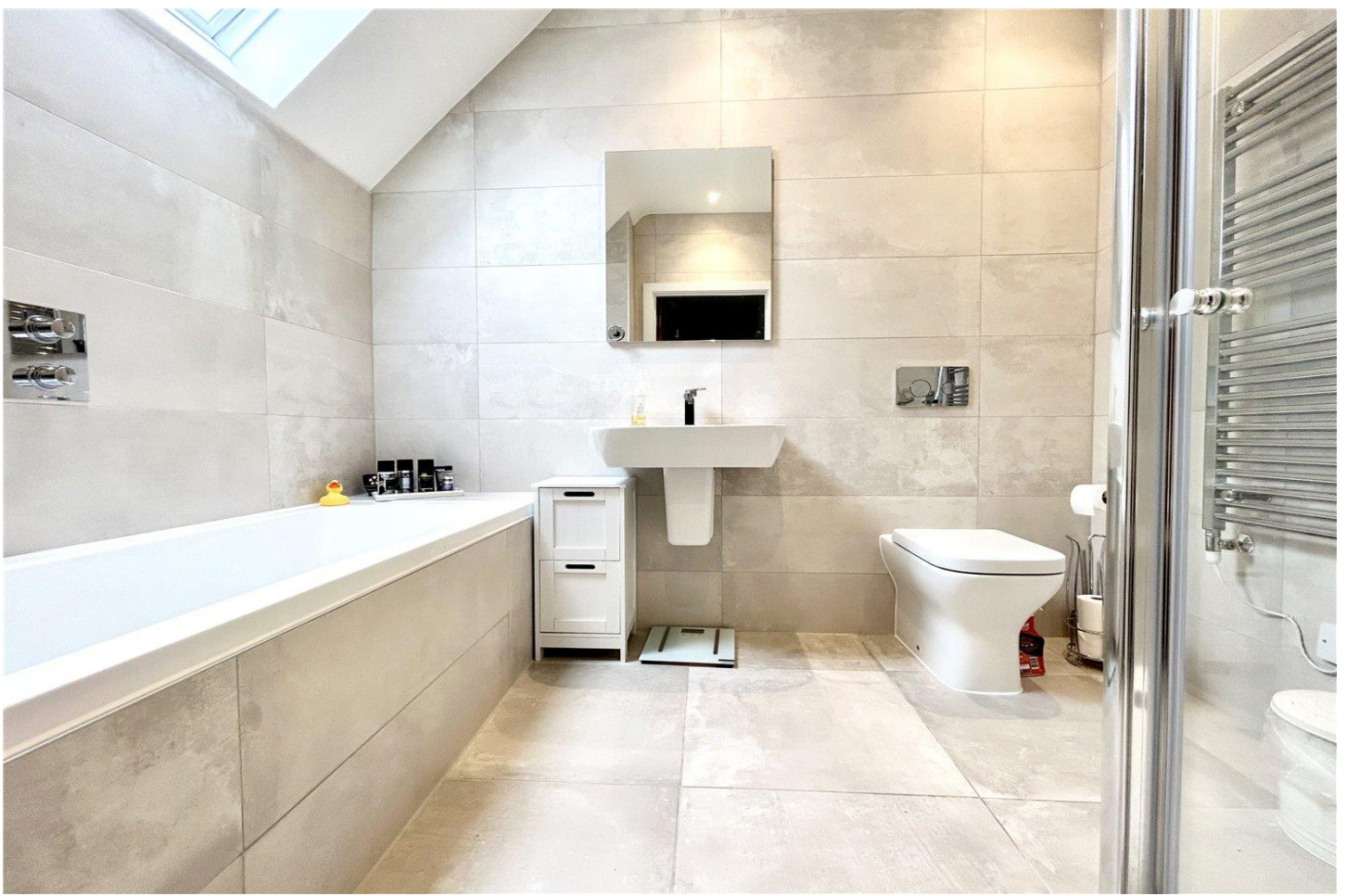
LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close 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 the Weymouth to London Waterloo South West train service.



DESCRIPTION

The penthouse occupies the top floor of the development and is accessed via a lift which goes directly into the apartment. Upon entering you arrive into the very spacious hall where a fully fitted study with desk and book shelves can be found. There is a feature sky light making the entrance very bright and welcoming.

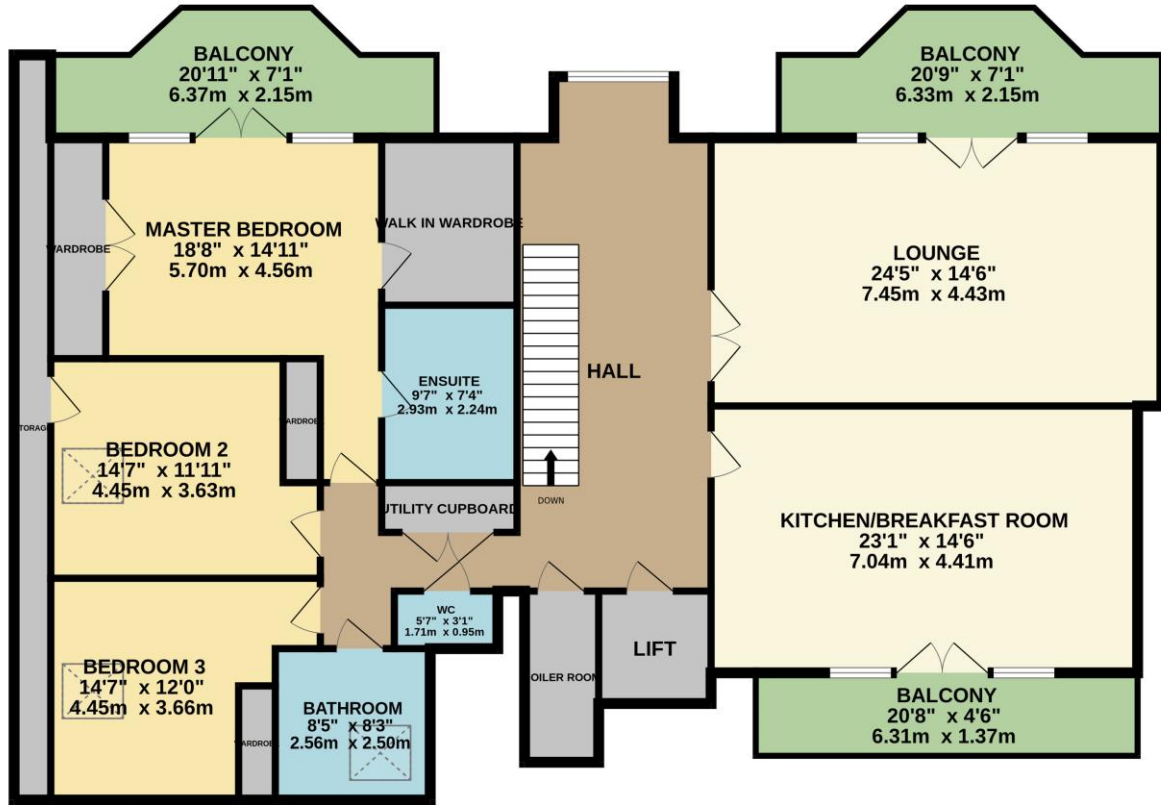
The lounge is a superb size benefiting from a vaulted ceiling with accompanying windows and patio doors which lead out on to the first of three large balconies. The kitchen diner is a particular feature of the property; fitted with a bespoke Porcelanosa range of base & eye level work units with integrated appliances and a kitchen island. There is ample room for a sizable table and access onto the second balcony.

There are three good size double bedrooms. The master bedroom, currently used as a hobby room, has the added benefit of two walk in wardrobes and full size en suite comprising of a large walk in shower, panelled bath, hidden cistern wc and wash hand basin and access to the third large balcony. The family bathroom also enjoys a full suite to include bath, walk in shower, hidden cistern wc and wash hand basin. In addition there is a separate wc.

There is an abundance of storage throughout the property with eaves storage accessible to the sides of each balcony and further eaves space from bedroom two. The entrance hall accommodates a large storage cupboard which houses the underfloor heating system and combination boiler with additional space. Finally there is a utility room cupboard which has space and plumbing for the washing machine and tumble dryer.

Outside there are well maintained communal gardens which residents are more than welcome to contribute their time to should they so wish. Allocated parking is conveyed, set behind the secure gated entrance alongside the bin store and cycle store.

THE PENTHOUSE
1989 sq.ft. (184.7 sq.m.) approx.



If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

TOTAL FLOOR AREA - 1989 sq.ft. (184.7 sq.m.) approx.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND: G

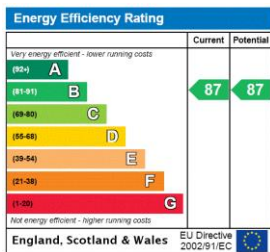
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3990 PER ANNUM

AT A GLANCE

- True penthouse apartment
- Five year old gated development
- Three double bedrooms
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- Two bathrooms & separate wc
- Three balconies
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