



Western Road, Poole, Dorset, BH13

£535,000 *Share of Freehold*

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An exceptionally well presented three bedroom apartment which has been fully refurbished to a very high specification by the current owners. Set within a modern development in landscaped grounds.

KEY FEATURES

- Purpose built
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- Modern fitted kitchen
- Large balcony
- Two underground parking spaces



Westbourne

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DESCRIPTION

Welcome to this superbly refurbished, purpose-built flat situated in the highly desirable Branksome Park. Immaculately presented throughout, this exceptional property offers spacious accommodation comprising three generous double bedrooms and two modern bathrooms, ideal for both families and professionals seeking a luxurious coastal lifestyle.

The heart of the home features a sleek, contemporary fitted kitchen, perfectly designed for entertaining or everyday living. Two elegantly proportioned reception rooms provide flexible space for dining, relaxing, or enjoying time with friends and family. Step outside onto the large balcony, where you can enjoy morning coffee or evening sunsets in complete tranquillity.

Residents benefit from two secure underground parking spaces, a rare

advantage in this prime location. The property has been fully refurbished to an exacting standard, ensuring every detail meets the highest expectations.

Perfectly positioned just a level walk away from the vibrant shops, cafés, and amenities of Westbourne, this home also boasts excellent transport links for easy commuting. The stunning beaches of the Bournemouth coastline are close at hand, offering the best of seaside living.

This is a remarkable opportunity to acquire an outstanding home in one of the South Coast's most prestigious settings. Arrange your viewing today to fully appreciate everything this beautiful flat has to offer.





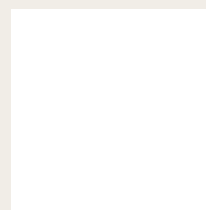
LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main

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<https://www.winkworth.co.uk/sale/property/WBN260240>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 975 year and 0 months

Service Charge: £4140 per annum

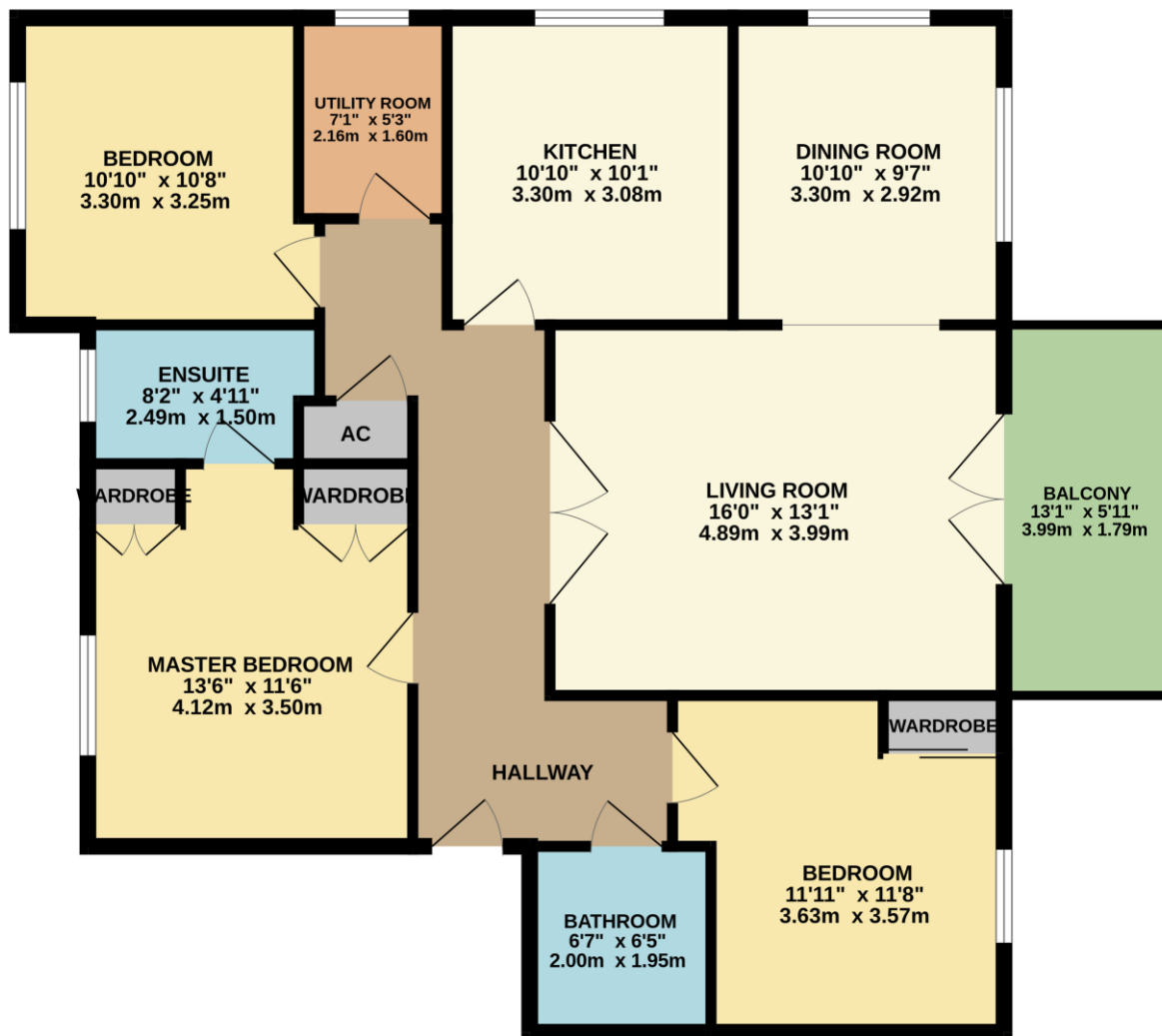
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		83 B	84 B

THIRD FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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