

Tower Road, Poole, Dorset, BH13

2 1 2

£395,000 *Share of Freehold*

An incredibly bright and spacious apartment set within a modern gated development. Well presented throughout with the added benefit of underground parking and a sunny balcony. Offered with vacant possession.

KEY FEATURES

- Gated development
- First floor with lift
- Two Double Bedrooms
- Two bathrooms
- Modern kitchen breakfast room
- Utility Room
- Large Balcony
- Underground Parking with storage unit





Westbourne

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DESCRIPTION

Located within the prestigious Branksome Park area, this exceptional two-bedroom apartment presents a rare opportunity to acquire a stylish home within an exclusive gated development. Set on the first floor and accessed via a lift, the apartment spans an impressive 1068 square feet and boasts a flawless, contemporary finish throughout.

Inside, the generous layout features two spacious double bedrooms and two modern bathrooms, offering both comfort and privacy for residents and guests alike. The expansive kitchen breakfast room incorporates sleek, modern cabinetry and quality appliances, perfectly suited for everyday living and entertaining. A separate utility room provides discrete laundry facilities, maximising space in the main living areas.

The heart of the home is a light-filled reception that opens onto a large balcony – the ideal spot for morning coffee or summer evenings spent overlooking the tranquil surroundings. Residents benefit from secure underground parking, ensuring peace of mind and convenience in all seasons.

Perfectly positioned for an effortless lifestyle, the property is just a level stroll from the vibrant café culture and boutique shops of Westbourne. The nearby beach is within easy reach, promising days spent by the sea, while excellent transport links connect you swiftly to the surrounding areas and beyond.

This beautifully maintained apartment combines luxury living and a superb location.







LOCATION

Branksome Park 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. Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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 line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

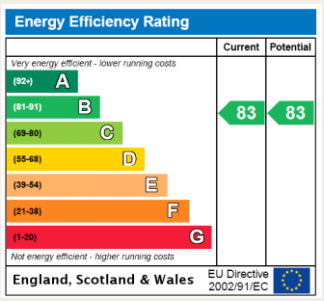
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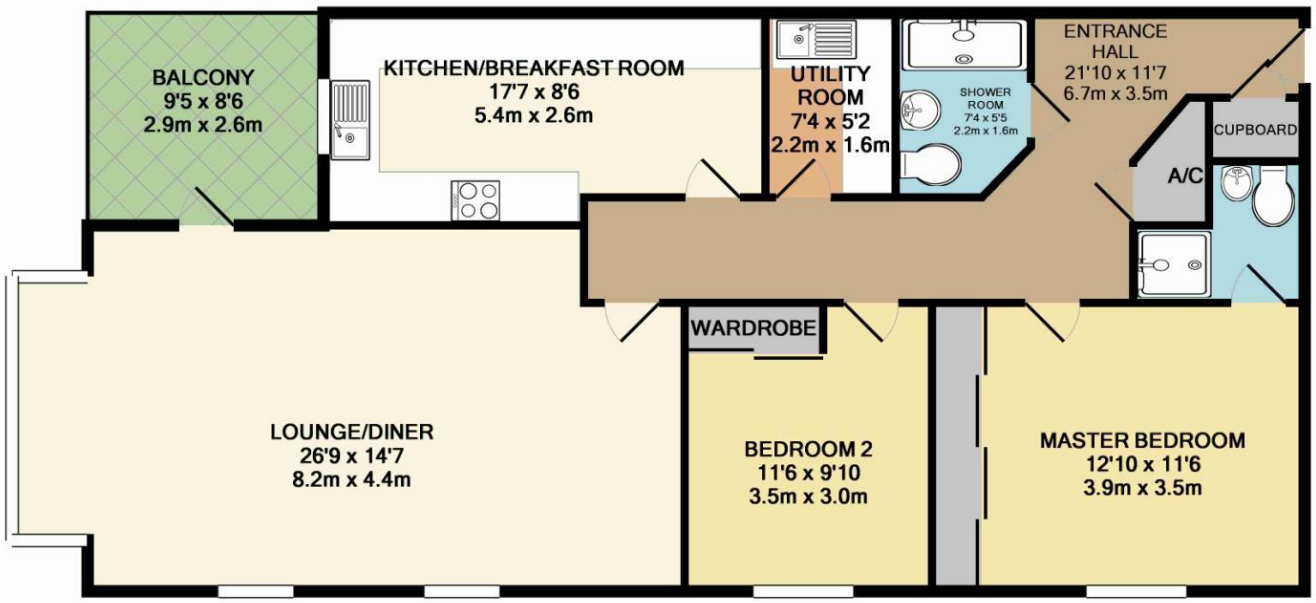
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £3100 per annum
Council Tax Band: F
EPC rating: B





TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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