



Pinewood Road, Poole, Dorset, BH13

£445,000 *Share of Freehold*

A stunning three bedroom split level apartment with a private roof terrace. Situated adjacent to the beach entrance at Branksome Dene Chine and within easy reach of Westbourne and good transport links. Offered with vacant possession.



#### KEY FEATURES

- Split level
- Three bedrooms
- Two bathrooms
- Exceptionally large lounge diner
- Kitchen breakfast room
- Private roof terrace
- Allocated parking



**Westbourne**

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## DESCRIPTION

Located in the desirable area of Branksome Dene Chine, this split level apartment offers a unique opportunity for those seeking a spacious and well-appointed home. Featuring three bedrooms, two bathrooms, and an exceptionally large lounge diner, this property is perfect for both families and those looking for a comfortable living space.

The kitchen breakfast room is ideal for preparing meals, while the private roof terrace offers a secluded spot for enjoying the outdoors. With allocated parking included, convenience is guaranteed for residents. Additionally, vacant possession ensures a smooth transition for potential buyers.

Situated adjacent to the beach entrance, this property boasts easy access to the sandy shores and sea views. Nearby points of interest include good transport links, making commuting a breeze, as well as

the bustling area of Westbourne for shopping and dining opportunities.





## 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.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250334>

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:** 99 year and 6 months

**Service Charge:** £2600 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

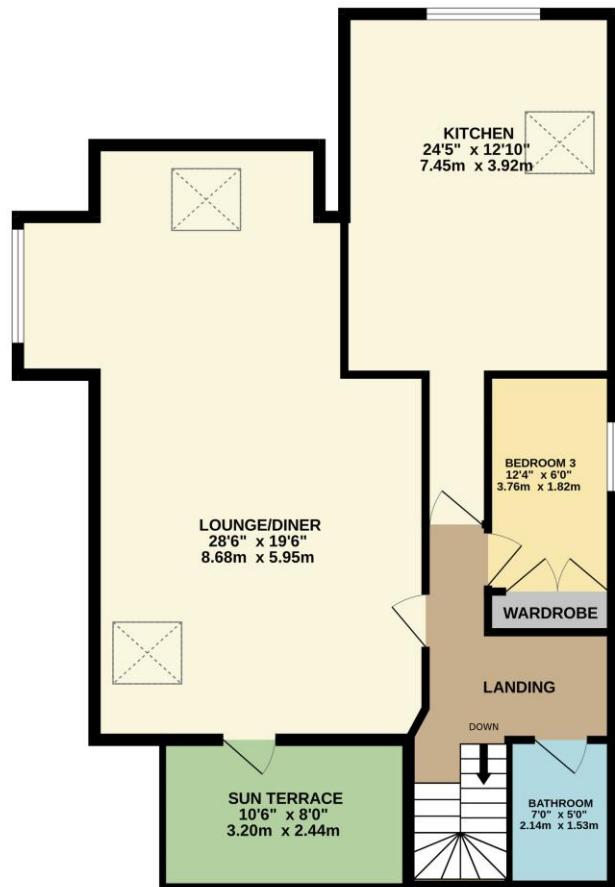
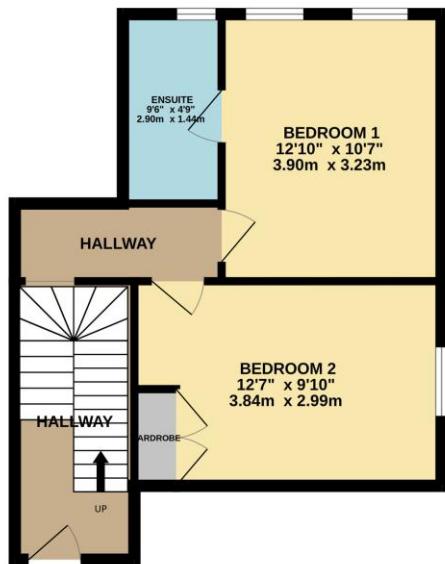
**Council Tax Band:** E

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	72 C
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA: 1315 sq.ft. (122.1 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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