



CLARENDON HOUSE, TOWER ROAD, POOLE, BH13

£475,000 LEASEHOLD

A beautifully presented two double bedroom top floor retirement apartment located within a short level walk to Westbourne village. Occupying an extremely enviable position within the development the property enjoys a sunny balcony, modern fittings throughout as well as an allocated parking space.

Two Double Bedrooms | Two Bathrooms | Top Floor | Sunny Balcony |
Beautifully Presented | Allocated Parking | House Manager

Westbourne | 01202 767633 |

Winkworth



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



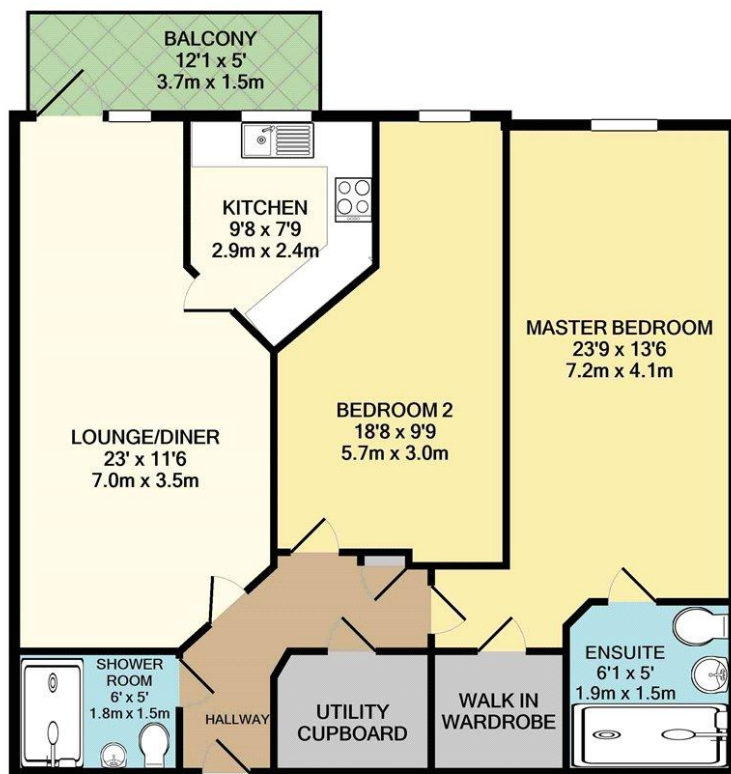
DESCRIPTION

The apartment is accessed via a secure and extremely well presented communal entrance, past the house managers reception, with views through to the beautiful communal lounge and gardens beyond. Stairs or a lift then provide access to the top floor and private entrance to the apartment itself. The hallway is large and includes doors to principal rooms as well as a meter cupboard and utility cupboard.

The lounge diner is bright and has access directly onto the south facing balcony enjoying far reaching tree top views. The modern fitted kitchen is accessed just off the lounge diner and includes a range of base and eye level work units with built in appliances and overlooks the balcony.

There are two double bedrooms, the master of which is particular feature of the apartment with its sheer size, en suite shower room and a walk in wardrobe. There is a further main shower room accessed from the hallway comprising a double shower, inset vanity unit with WC and wash hand basin.

There is an allocated off road parking space as well as extensive communal gardens to the rear with a patio and water feature for use of the residents. In addition, Clarendon House has an en suite guest apartment as well as a secure bike/scooter store.



TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 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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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

COUNCIL TAX BAND: TBA

TENURE: Leasehold 994 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £3796.92 per annum

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Top Floor
- Sunny Balcony
- Beautifully Presented
- Allocated Parking
- House Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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