



Burton Road, BH13

£250,000 *Share of Freehold*

A beautifully presented two double bedroom first floor apartment situated a few minutes away from Westbourne village with a modern fitted kitchen, ample storage, south facing balcony with garden views as well as a garage. Offered with vacant possession.



#### KEY FEATURES

- First floor
- Two double bedrooms
- Large lounge
- Modern kitchen & bathroom
- Balcony
- Good storage
- Garage



Westbourne

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## DESCRIPTION

Nestled in the highly sought-after Branksome Park, this beautifully presented first floor flat offers the perfect blend of comfort, modern style, and convenience. Purpose-built and finished to an excellent standard throughout, the property spans a generous 70 sqm, providing ample living space for a variety of lifestyles. The flat boasts two spacious double bedrooms and a sleek, contemporary bathroom, ideal for those seeking both style and practicality. The large lounge forms the heart of the home, awash with natural light, with direct access to a private balcony—perfect for morning coffee or evening relaxation. The modern kitchen is thoughtfully designed, featuring quality fittings and ample storage for all your culinary needs.

Storage solutions have been cleverly integrated throughout, ensuring a clutter-free living environment. The flat also comes with a garage,

providing secure parking and additional storage space—an enviable asset in this popular area.

Location is everything, and this property truly delivers. Situated within level walking distance of vibrant Westbourne, residents will enjoy an array of boutiques, cafés, and independent shops right on their doorstep. Excellent transport links make for easy commuting, while the sandy shores of the beach are just a short stroll away, perfect for those who relish coastal living.

With its spacious rooms, modern finishes, and unbeatable setting close to both Westbourne and the beach, this exceptional flat in Branksome Park is not to be missed.





## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

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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

**Term:** 953 years

**Service Charge:** £2520 per annum

**Council Tax Band:** C

**EPC rating:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-100)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	74	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.2 SQ.M.)

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