



## CENTENARY COURT, BURTON ROAD, POOLE, DORSET, BH13

### **£395,000 SHARE OF FREEHOLD**

A very bright and spacious third floor flat in a small development of just 8 privately owned apartments. Situated on the popular tree lined Burton road in Branksome Park. Requiring some modernisation to realise its true potential.

Purpose built development of just 8 apartments | Third floor | Two double bedrooms | Two bathrooms | Two reception rooms | South facing balcony | Garage & resident parking | Versatile accommodation

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.



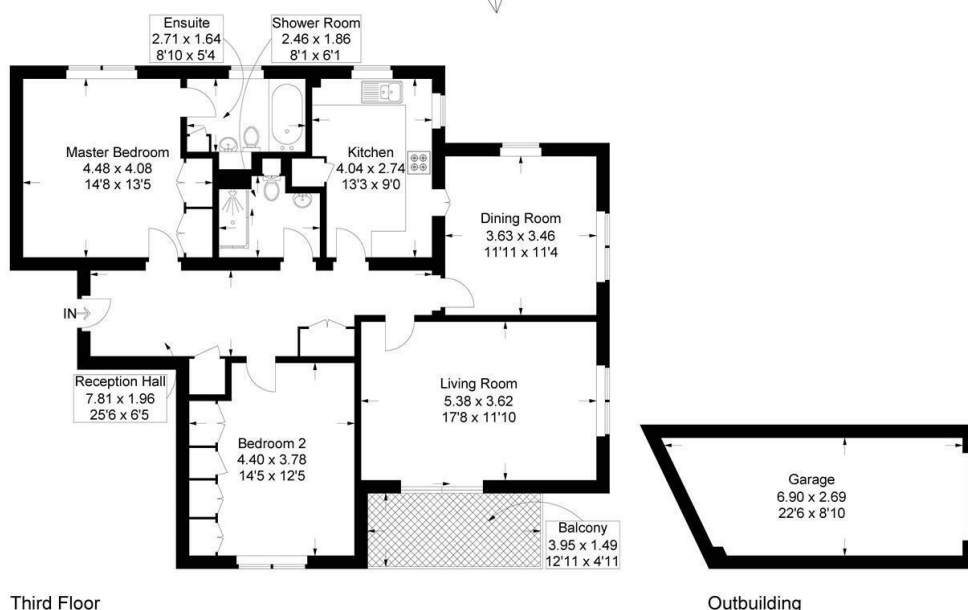
## DESCRIPTION

This purpose-built development offers a rare opportunity to own one of just 8 apartments, situated on the third floor. Boasting two spacious double bedrooms, two bathrooms, and two reception rooms, the versatile accommodation is ideal for those looking for a home close to Westbourne.

Enjoy the sunny south-facing balcony, and the convenience of a garage and resident parking. Located in the desirable area of Branksome Park, a short walk away from the shops, bars, and restaurants of Westbourne. With good transport links and the beach nearby, this property is extremely convenient.

## Centenary Court, Burton Road, Poole

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft  
Outbuilding = 17.1 sq m / 184 sq ft  
Total = 123.4 sq m / 1328 sq ft



Third Floor

Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

*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:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £4664 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		

## AT A GLANCE

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- Third floor
- Two double bedrooms
- Two bathrooms
- Two reception rooms
- South facing balcony
- Garage & resident parking
- Versatile accommodation

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