



Western Road, Poole, Dorset, BH13

£325,000 *Share of Freehold*



An exceptionally bright south facing third floor apartment situated within the heart of Branksome Park with two double bedrooms, sunny balcony, ample storage, large lounge diner, beautiful communal grounds, allocated garage and ample visitor parking.

KEY FEATURES

- Two Double Bedrooms
- Third Floor
- South Facing Balcony
- Large Living Room
- Close to Westbourne & Branksome Chine
- Ample Storage
- Well Manicured Gardens



Westbourne

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DESCRIPTION

Nestled in the sought-after area of Branksome Park, this beautifully modernised apartment offers a sophisticated haven for those seeking comfort, style, and convenience. Spanning a generous 85sqm, this gorgeous home is designed to impress from the moment you step inside.

Comprising two spacious double bedrooms, the apartment provides ample room for relaxation or home working, both finished to the highest standards with modern fittings throughout. The contemporary bathroom is elegantly appointed, promising a luxurious start and finish to each day.

The heart of the home is a bright and airy lounge/diner—perfect for both entertaining guests and unwinding in comfort.

The kitchen is styled with clean, contemporary lines, offering a perfect blend of functionality and visual appeal. Every detail has been thoughtfully updated to suit modern living. From here, step out onto the sunny south-facing balcony, an ideal spot to enjoy your morning coffee or evening drink as the sun sets.

For added practicality, the property comes with an allocated garage and benefits from ample visitor parking, ensuring convenience for both residents and guests.





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

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



<https://www.winkworth.co.uk/sale/property/WBN240032>

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: 934 year and 0 months

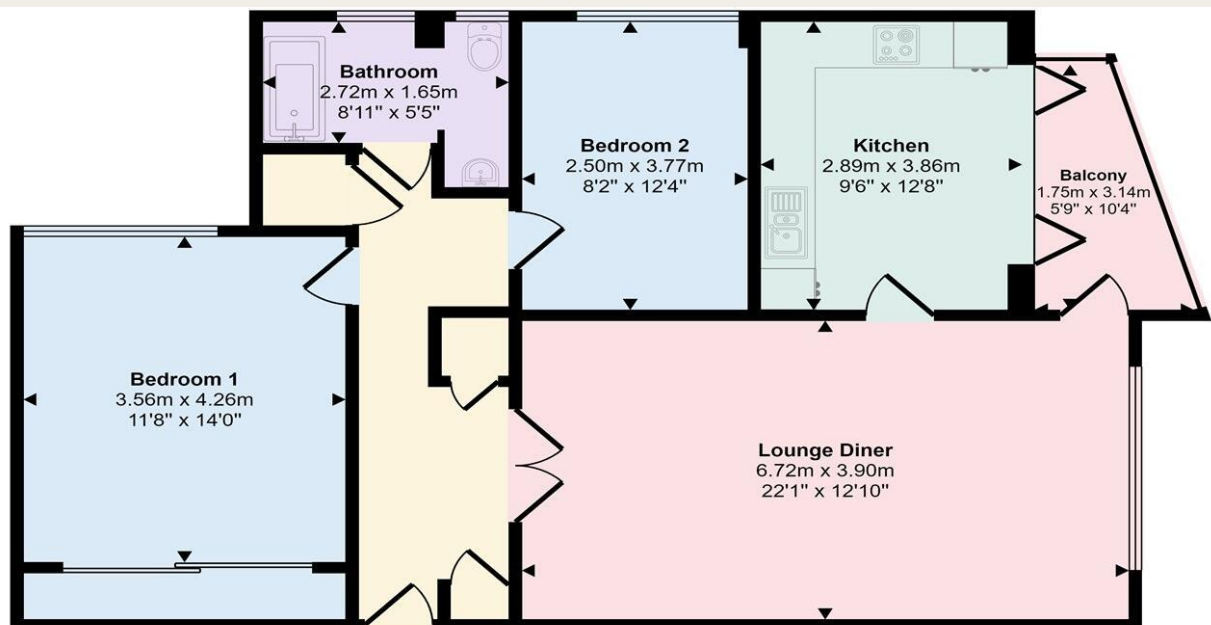
Service Charge: £2856 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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