



HAYDON ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£289,950 SHARE OF FREEHOLD

A beautiful character converted apartment in the heart of Branksome Park set over two floors with three double bedrooms. The beach is just a short level walk away making it the perfect home for anyone who likes walking along the promenade to Bournemouth or Sandbanks.

Superb Location | Three Bedrooms | Two Reception Rooms | Split level | Allocated Parking | Short walk to beaches | Character Conversion

Westbourne | 01202 767633 |

Winkworth



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.



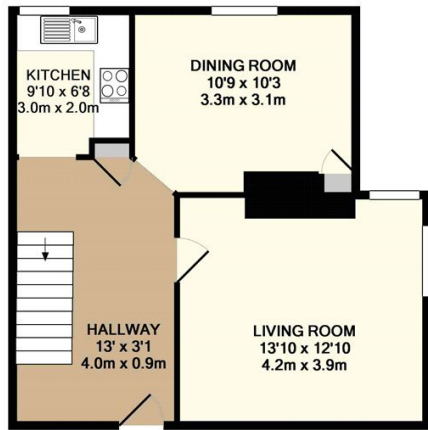
DESCRIPTION

An exceptionally well presented secure communal entrance provides access into the building where a flight of stairs lead to the first floor and private front door.

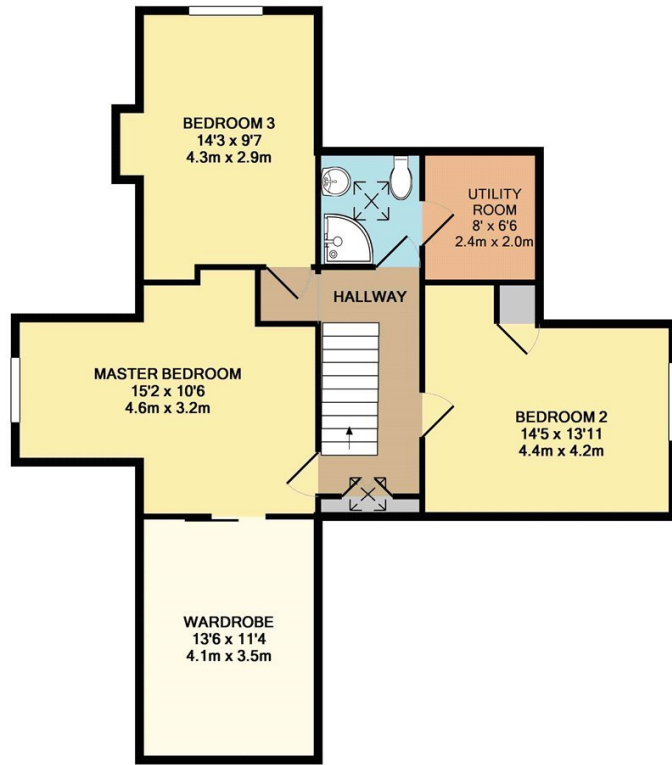
The apartment is set over two floors with the first floor housing a bright and spacious lounge featuring large character windows, dual aspect and high ceilings. Also found on this floor is a modern fitted kitchen with a range of base and eye level work units and a good size dining room with views of the rear communal garden. Ample storage can also be found on this floor.

The character features continue upstairs where a large landing area leads to the three bedrooms and family shower room. The master bedroom is extremely well proportioned and provides access to a large storage area which itself has the potential to become a superb walk in wardrobe. The further two bedrooms are both suitable for a double bed and are extremely light and airy. The family shower room is fully tiled comprising of a suite to include a low level WC, wash hand basin and cubicle shower. This room is neighboured by a utility room containing washing machine and tumble drier.

Outside an allocated parking space is conveyed with the property and use of the immaculately kept communal garden.



GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1276 SQ.FT. (118.5 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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: Poole

SERVICE CHARGE: As & When

AT A GLANCE

- Superb Location
- Three Bedrooms
- Two Reception Rooms
- Split level
- Allocated Parking
- Short walk to beaches
- Character Conversion

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	54	
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			79

England, Scotland & Wales EU Directive 2002/91/EC

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