



Burton Road, Dorset, BH13

£250,000 *Share of Freehold*



A bright and well presented two double bedroom third floor apartment which is perfectly situated just a short level walk away from Westbourne. Comprising modern accommodation throughout with a balcony and a garage.

KEY FEATURES

- Purpose built
- Third floor with lift
- Two generous double bedrooms
- Modern shower room and separate wc
- Well presented fitted kitchen
- Lounge diner
- Sunny balcony



Westbourne

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DESCRIPTION

Nestled in the sought-after locale of Branksome Park, this impressive purpose-built third floor flat combines stylish living with exceptional convenience. Accessed by lift, the property boasts a generous internal footprint of 603 sq/ft and is immaculately presented throughout.

Step into a bright and airy lounge diner, perfect for relaxation or entertaining guests, complemented by a sunny balcony where you can enjoy your morning coffee. The flat offers two spacious double bedrooms, providing ample space for family or visiting guests, alongside a contemporary fitted kitchen with plenty of storage and workspace.

A modern shower room, together with a separate WC, add to the practicality and comfort of this appealing home. Additional benefits include a secure garage, providing valuable parking or storage options.

The property enjoys a prime position just a short, level walk from the heart of Westbourne, noted for its charming boutiques, popular eateries, and vibrant café culture. The stunning beaches of Bournemouth are also within easy reach, perfect for leisurely walks or summer days out. Excellent public transport links make commuting or exploring the local area easy.





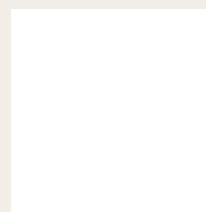
LOCATION

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



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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: 998 year and 11 months

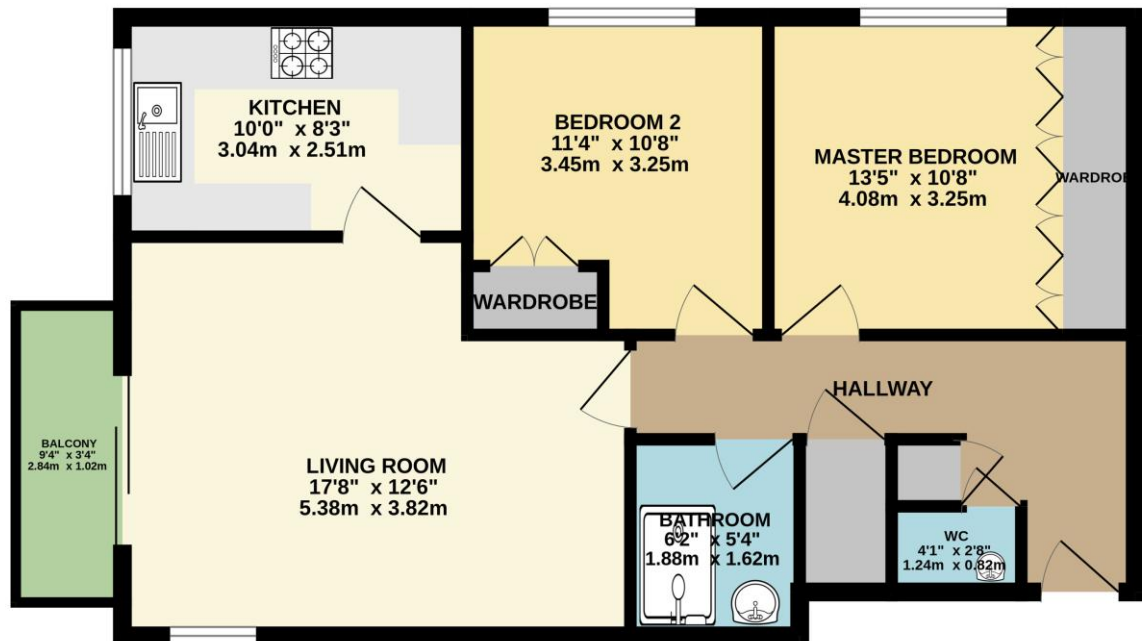
Service Charge: £1270 per annum

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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