



GROVELANDS, BURTON ROAD, POOLE, BH13

£550,000 SHARE OF FREEHOLD

A stunning first floor apartment with high specification fittings throughout set within this modern gated development which is just a short level walk away from the popular shops bars and restaurants in Westbourne whilst also being near to good transport links and the beach. Offered with vacant possession.

Modern gated development | First floor | Two double bedrooms | Two contemporary Porcelanosa bathrooms | Bespoke Porcelanosa kitchen | Two Juliette balconies | Off road parking

Westbourne | 01202 767633 |

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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

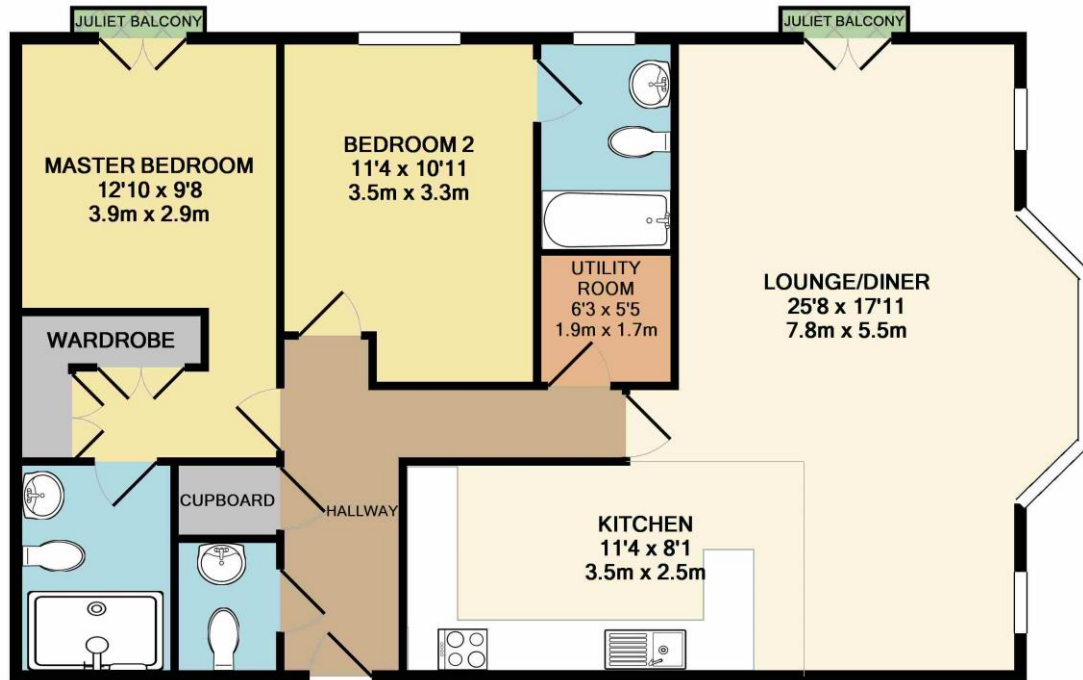
Grovelands is a modern gated development on the very popular tree lined Burton Road in Branksome Park. Surrounded by landscaped communal gardens and comprising of just ten privately owned apartments.

The property is situated on the first floor which is accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a WC, storage cupboard and doors to principal rooms.

The incredibly spacious lounge is a particular feature of the property, benefiting from a feature bay window and French doors which open onto a Juliet balcony. The high specification Porcelanosa kitchen is open plan to the lounge and benefits range of base & eye level work units with integrated appliances and a breakfast bar. There is a large utility room which has space and plumbing for a washing machine and tumble dryer and plenty of extra storage space.

There are two generous double bedrooms. The master bedroom has the added benefit of a second Juliet balcony, dressing area with fitted wardrobes and large ensuite shower room. Bedroom two also has its own ensuite with suite comprising the WC, wash and basin and panel bath.

There is an allocated parking bay to the front of the development.



TOTAL APPROX. FLOOR AREA 1002 SQ.FT. (93.0 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: F

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Modern gated development
- First floor
- Two double bedrooms
- Two contemporary Porcelanosa bathrooms
- Bespoke Porcelanosa kitchen
- Two Juliette balconies
- Off road parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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