



## Tower Road, Dorset, BH13

£430,000 *Leasehold*



An immaculately presented two bedroom ground floor retirement apartment with direct access to a private patio. Situated just a short level walk away from Westbourne and good transport links.

### KEY FEATURES

- Age exclusive retirement apartment
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Two bathrooms
- Wheelchair accessible throughout
- Communal lounge



**Westbourne**

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## DESCRIPTION

An immaculate age exclusive retirement apartment located in the sought-after area of Branksome Park.

This ground floor apartment boasts two spacious double bedrooms, a comfortable lounge diner, a modern kitchen, two bathrooms, and is wheelchair accessible throughout. The property also features a communal lounge and a house manager for added convenience and peace of mind.

Residents can enjoy resident parking and a short, level walk to the shops in Westbourne, as well as easy access to good transport links and the beach. With a size of 894 sq/ft, this property is in excellent condition and is perfect for those looking for a convenient retirement development.







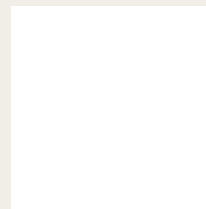
## LOCATION

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

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



<https://www.winkworth.co.uk/sale/property/WBN250115>

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:** Leasehold

**Term:** 992 year and 3 months

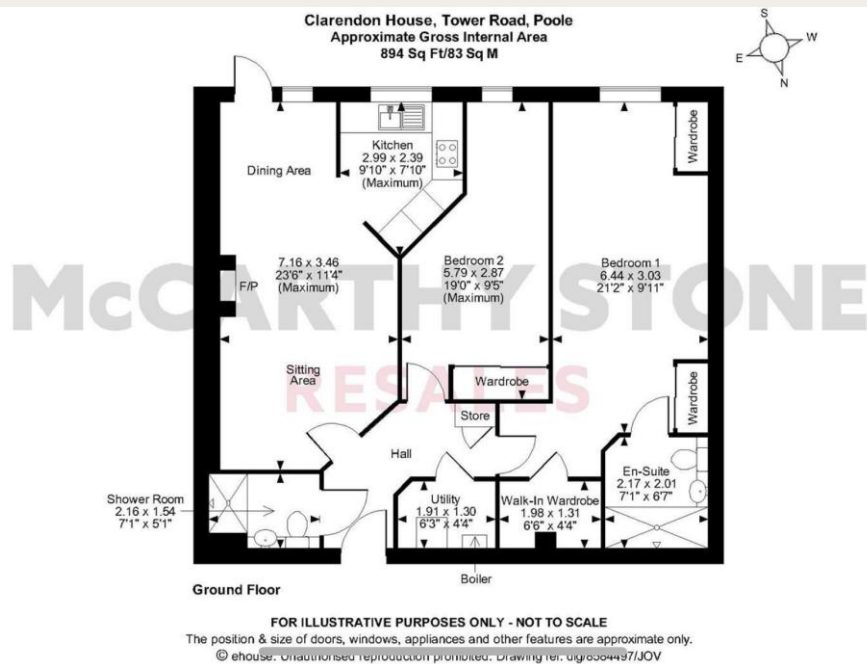
**Service Charge:** £4200 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

**EPC rating:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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