



The Penthouse, 10 Grovelands 5 Burton Road, Poole BH13 6DT  
Offers In Excess Of £899,000 Share of Freehold









### Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is enarby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

### Property Comprises

Occupying the entire top floor of a modern gated development, with direct lift access, this chain-free penthouse offers over 2,400 sq ft of beautifully designed living space. The property features two exceptionally spacious reception rooms, a bespoke study/library, and a high-spec Porcelanosa kitchen with integrated appliances, w/c and east-facing balcony. The west-facing lounge also opens onto a private balcony overlooking landscaped gardens.

The principal suite includes a walk-in wardrobe, dressing room and luxury en-suite, with direct access to a third balcony. Two further double bedrooms and a family bathroom complete the accommodation. Storage is outstanding, with multiple walk-in cupboards and balcony stores. Additional benefits include underfloor heating, air conditioning, and private lift access. Outside, residents enjoy landscaped communal gardens, a secure bike/tool store, allocated parking plus visitor bays, with further on-street permits available.

Tenure: Share of Freehold

Lease: 999 years . Start date: 2018

Sinking Fund: Yes

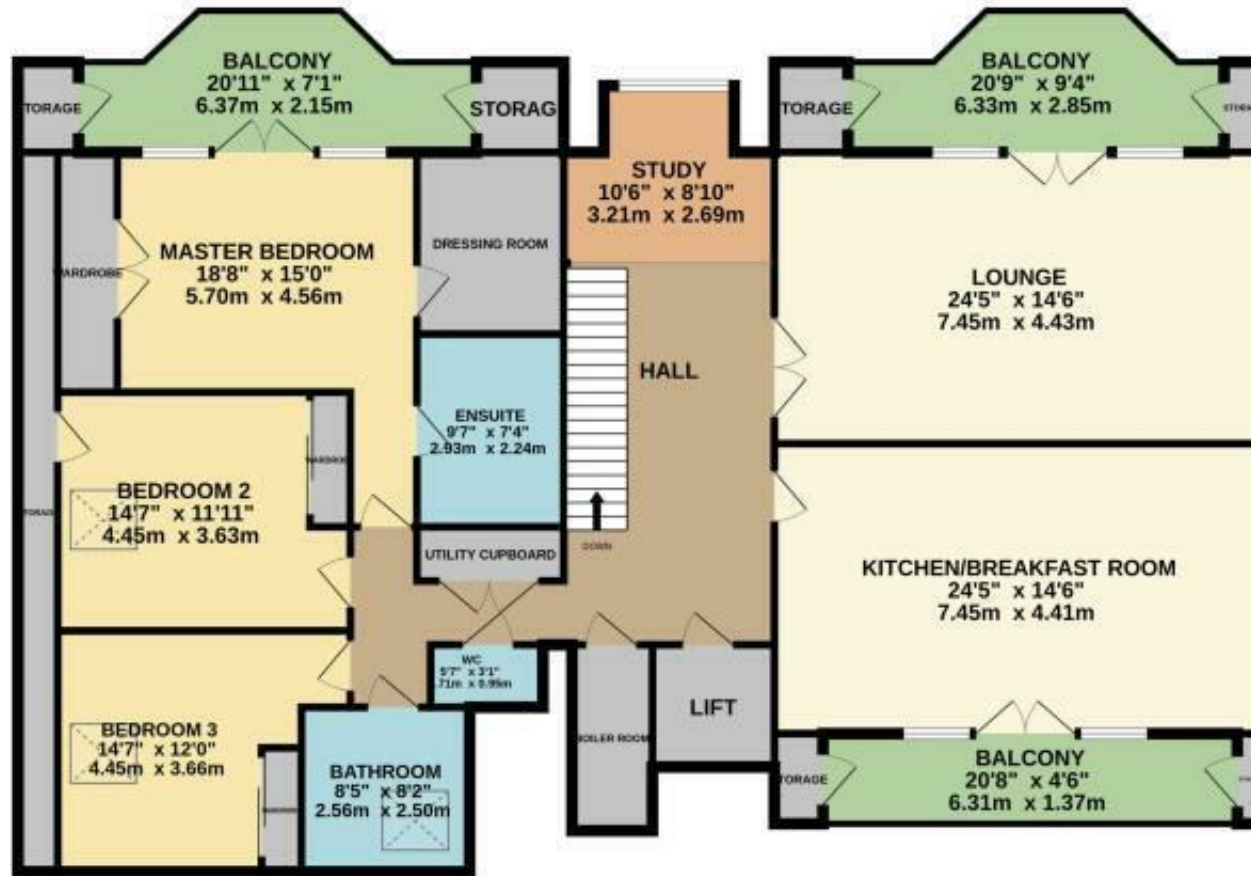
Maintenance: £5,400 per annum. Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, Cleaning & Maintenance of Communal areas.

Pets Allowed under licence.



# THE PENTHOUSE

2476 sq.ft. (230.0 sq.m.) approx.



TOTAL FLOOR AREA : 2476 sq.ft. (230.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 linked and no guarantee as to their operability or efficiency can be given.  
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**Key Drummond**

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	