



## Apartment 1 Pinehurst Hall

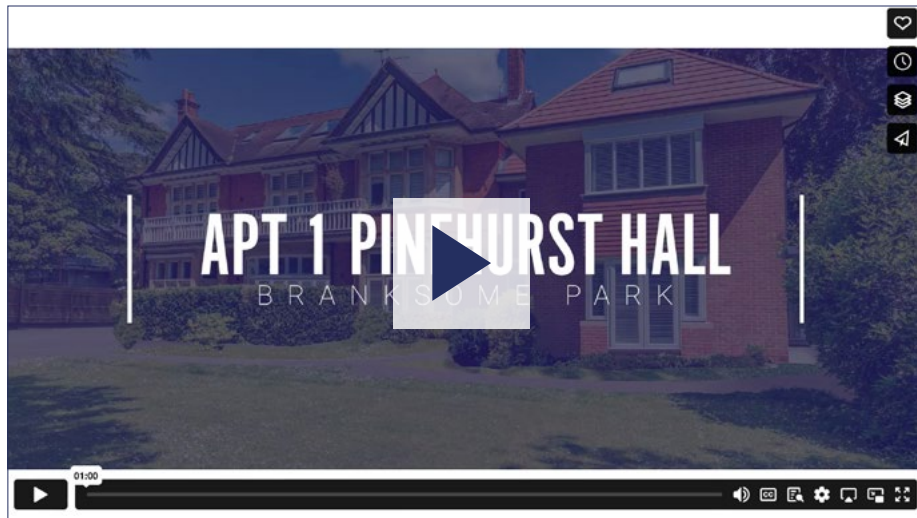
23 Burton Road, Branksome Park, Poole, Dorset, BH13 6DT



LUXURY &  
PRESTIGE  
Exclusive Properties

## Can't wait to view in person?

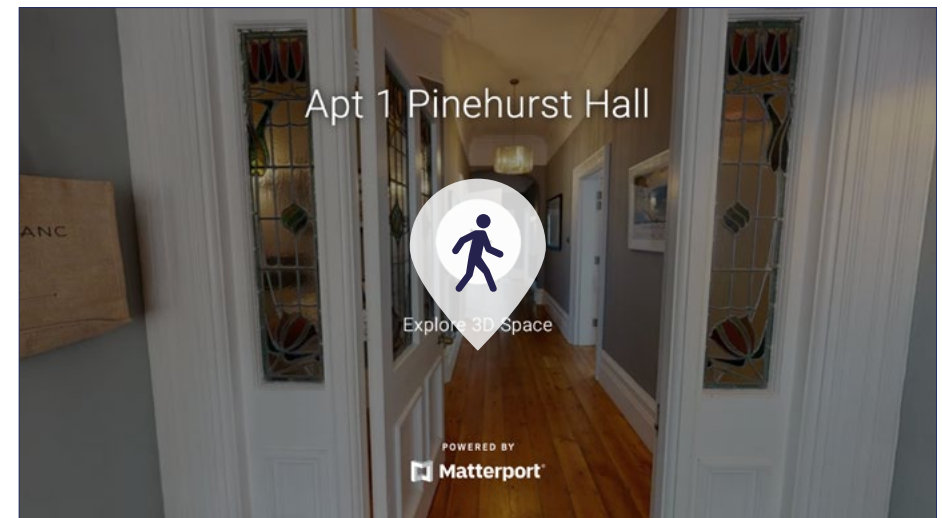
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



This apartment offers the perfect blend of traditional and contemporary.



The high ceilings and bay windows create a space full of character.



It is beautifully presented throughout with an elegant interior design.



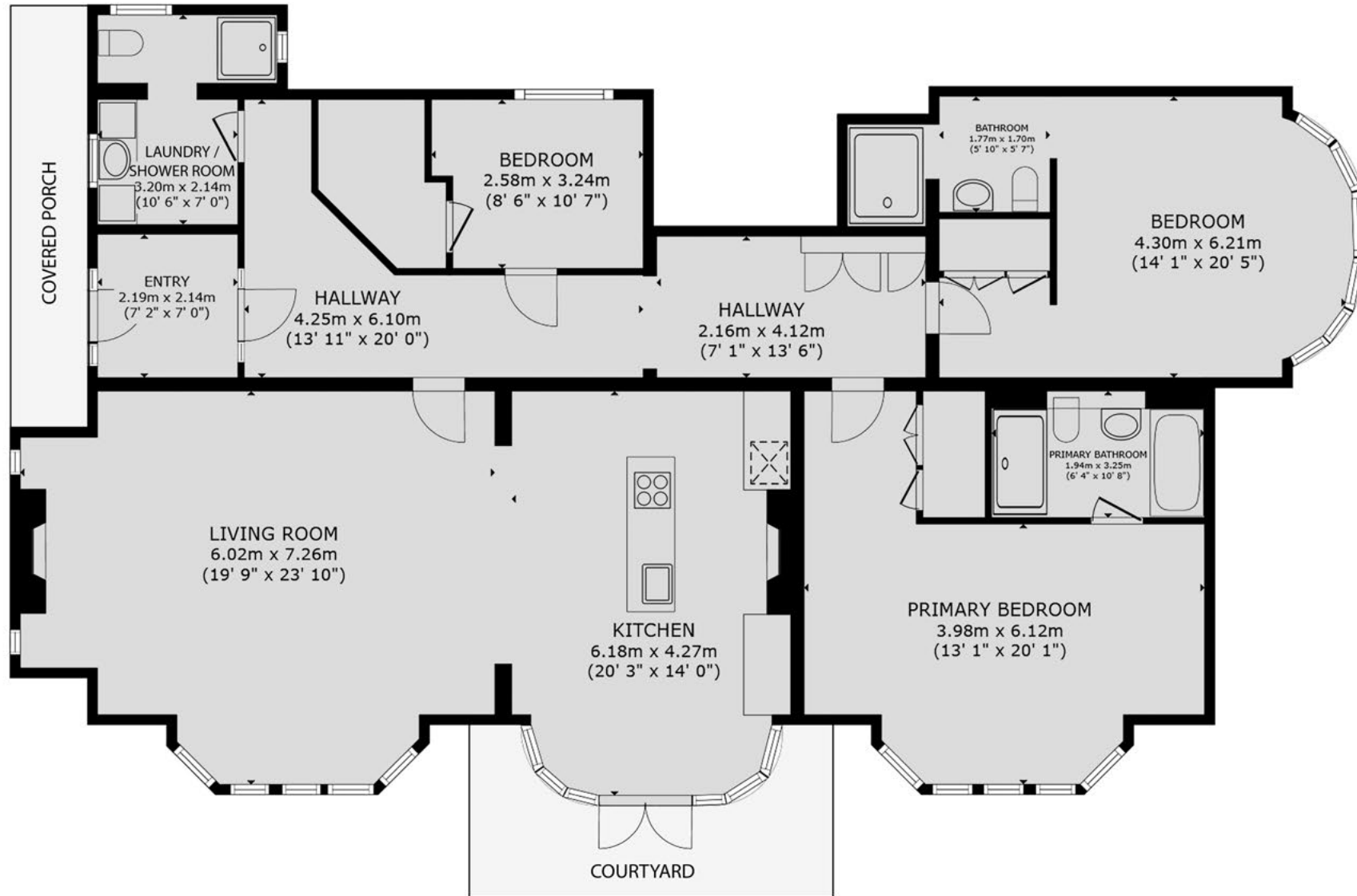
There are three bedrooms and three bathrooms (two en suite).





There is a serene private courtyard accessed from the kitchen.

# Apartment 1 Pinehurst Hall, 23 Burton Road, Branksome Park, Poole, BH13 6DT



GROSS INTERNAL AREA  
APARTMENT: 1,931 sq. ft, 179 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## Summary

An imposing and elegant ground floor apartment in a tucked away, yet accessible location. Within approximately 10 minutes walk to Westbourne and approximately 15/20 minutes walk to the wonderful beaches of Branksome and Alum Chine, this three bedroom ground floor apartment offers all the features expected from an Edwardian building.

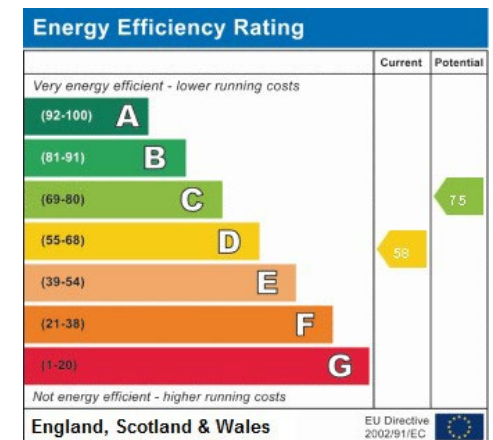
With high ceilings, fireplaces, wooden flooring and wonderfully large windows - some with stained glass - letting the sun in to the principal living rooms you cannot deny the wow factor with the added air of coolness and glamour. The master suite is stunning with both en suite and dressing space. The second bedroom is also a great sized double with en suite and dressing space. If you're looking for elegance and grandeur but with the convenience of an apartment this may well be the property you've been looking for!

- Three bedroom ground floor apartment
- Edwardian building with original features
- Extends to 1,931 square feet
- Stunning sitting room with fireplace
- Open plan living
- Contemporary kitchen with doors to courtyard
- Garage and parking
- Walk to Westbourne and beaches
- Quiet setting
- Private entrance

## Details

<b>Guide Price:</b>	£950,000
<b>Tenure:</b>	Leasehold & Share of Freehold
<b>Lease Length:</b>	999 years from 01/07/1982
<b>Maintenance:</b>	TBC
<b>Ground Rent:</b>	N/A* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
<b>Stamp Duty:</b>	Main Home                    £36,250** Additional Home            £64,750** ** based on guide price
<b>Council Tax:</b>	Band E 2024/2025                    £2,625.02pa

## EPC:



Address:  
Apt 1 King Edward Hall



# LUXURY & PRESTIGE

Exclusive Properties



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**Instagram:** [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

**Property Ref:** 0972



### Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.