



Price Guide £500,000

9 Burton Road, Poole, BH13 6DT



SAXE COBURG™

Property Experts













### Main Description

A spacious three double bedroom two bathroom first floor apartment situated in this exclusive development of only eight apartments in the highly desirable location of Branksome Park. The apartment benefits from a large lounge/diner, recently fitted kitchen, enclosed sun room, balcony and double garage.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall where there is a useful storage cupboard and coat cupboard with doors providing access to all principle rooms.

The large L shaped living/dining room is bright and airy and opens onto the fully enclosed sun room with fully opening picture windows. The modern fitted kitchen benefits from a range of base and eye level cream gloss units with wood effect work surface over and contemporary glass splashback. Integrated appliances include ceramic hob with stainless steel extractor hood above, double oven and dishwasher with space for fridge freezer and washing machine.

The spacious principle bedroom benefits from an en-suite bathroom, large window overlooking the pretty communal gardens and door to a south facing balcony. There are two further generous double bedrooms and a family bathroom with bath and separate shower cubicle.

Outside is a double garage with electric up and over door and internal lighting.

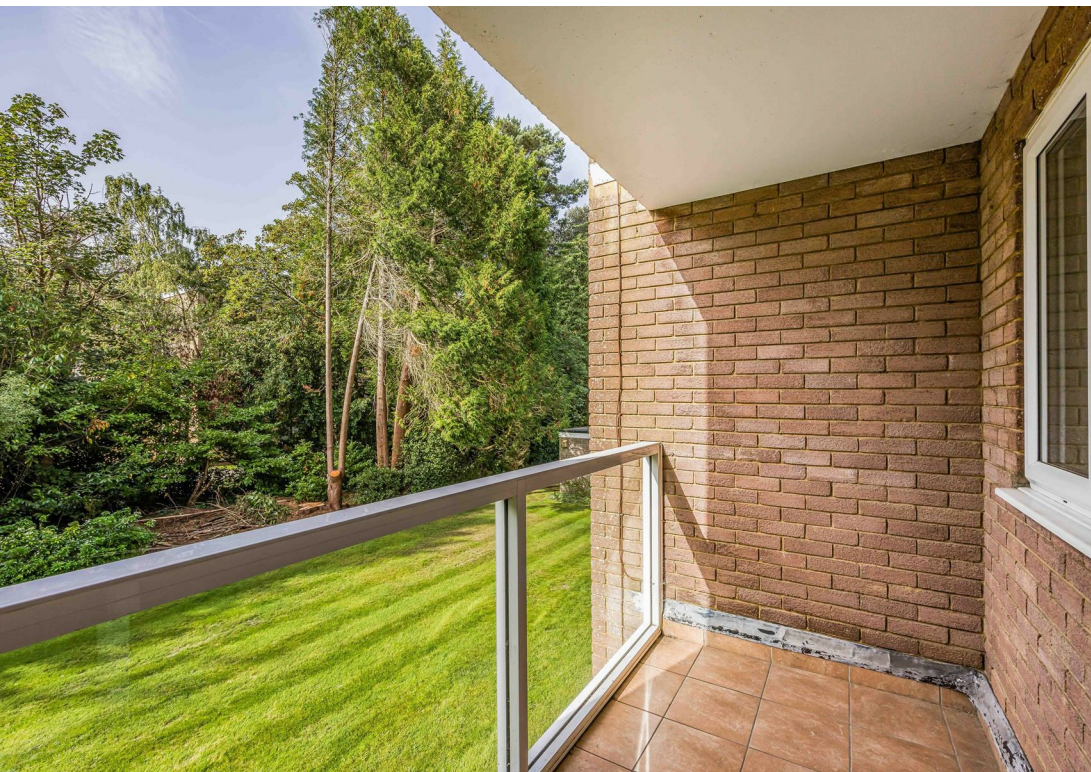
TENURE: Share of Freehold with a long lease of 999 years and 954 years remaining.

Maintenance: Approximately £1875 every 6 months

Council Tax Band : D

### Area

Kensington Court is set down a well maintained driveway off Burton Road and a level walk of under half a mile to the shops, boutiques cafes and restaurants at Westbourne Village. The sea front at Branksome Chine is just over a mile away.



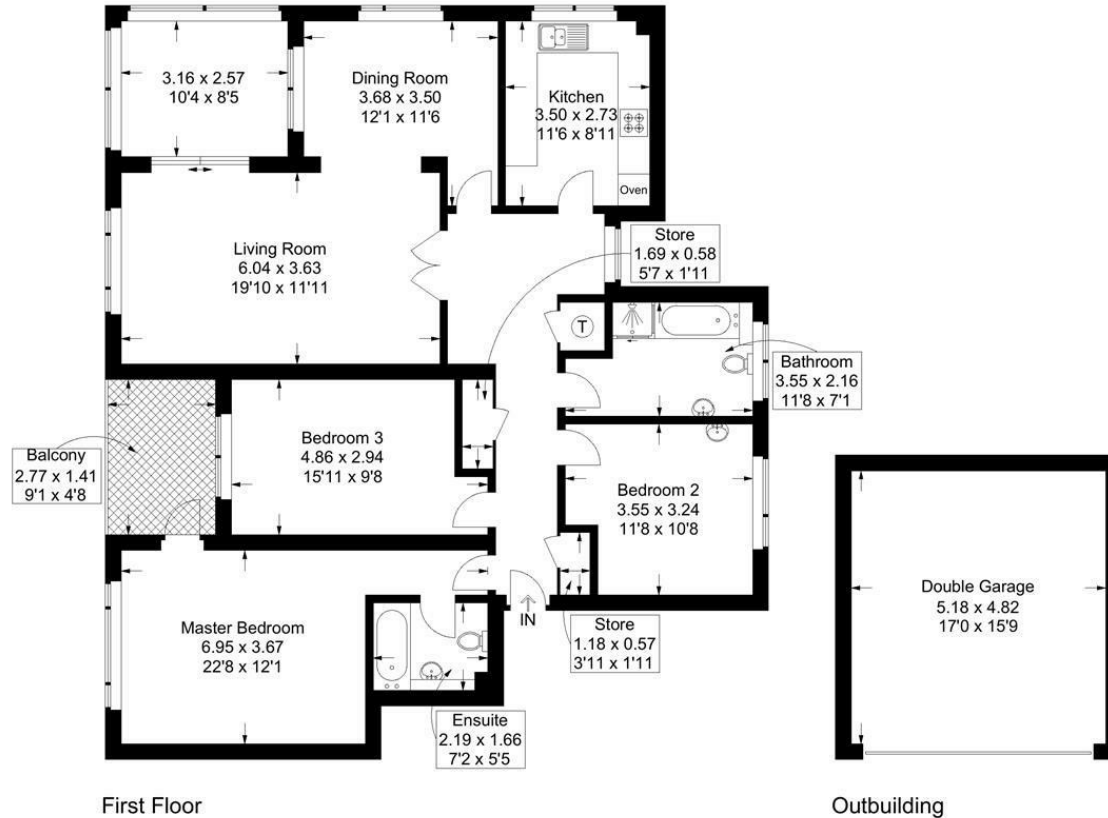
### FEATURES & SPECIFICATIONS

- Accommodation over 1300 square feet.
- Offered For Sale Chain Free
- Three Double Bedrooms
- Modern Fitted Kitchen
- South Facing Balcony and Sun Room
- Share of Freehold
- Principle Bedroom with En-Suite
- Double Garage
- Gas Central Heating and Double Glazing
- Popular Branksome Park Location.



# Kensington Court, Burton Road, Branksome Park

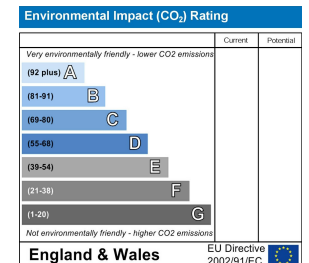
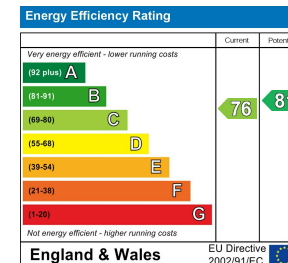
Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft  
 Outbuilding = 25.6 sq m / 276 sq ft  
 Total = 154.1 sq m / 1659 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment







<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



SAXE COBURG™

*Property Experts*