



Offers Over £425,000

19 Burton Road, Poole, BH13 6DT



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Main Description

A spacious two/three double bedroom two bathroom top floor apartment situated in this exclusive development of only eight apartments in the highly desirable location of Branksome Park. The apartment benefits from a light and airy lounge with access to a south facing balcony, separate kitchen and garage.

The property is accessed via a 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 are two useful storage cupboards with doors providing access to all principle rooms. Accommodation includes a bright and airy spacious living room which opens onto a south facing balcony, fitted kitchen with a range of base and eye level units with work surface over and space for cooker, washing machine, dishwasher and fridge/freezer and a built in storage/larder cupboard. A spacious principle bedroom benefits from a range of fitted wardrobes with ample shelving and hanging space and en-suite bathroom with storage cupboard, the second bedroom is a generous double again with fitted wardrobes. The separate dining room is a good size with plenty of natural light due to its dual aspect. and could also be a third double bedroom, a family shower room completes the accommodation on offer.

The block is set within large grounds comprising of lawn areas, shrub borders and mature trees. There is ample visitor parking and this property has a single garage with electric up and over door.

Tenure

Share of Freehold

999 year lease from 01/01/1978 - 953 years remaining.

Service Charge £3373 per annum (includes buildings insurance and water & sewerage) plus £625 p/a sinking fund

Area

Situated in a sought after, convenient location within walking distance to Westbourne village which offers a wide choice of independent shops and eateries. The sandy beaches at Branksome Chine are less than 1.5 miles away, from here you can access the glorious coastline from Hengistbury Head to Sandbanks Peninsula. The world famous Poole Harbour, popular for all water sport enthusiasts, is only a short distance away. Local bus routes to the surrounding areas are located on Lindsay Road. The nearest train station is Branksome (0.7miles) which has a direct line to London, Waterloo.

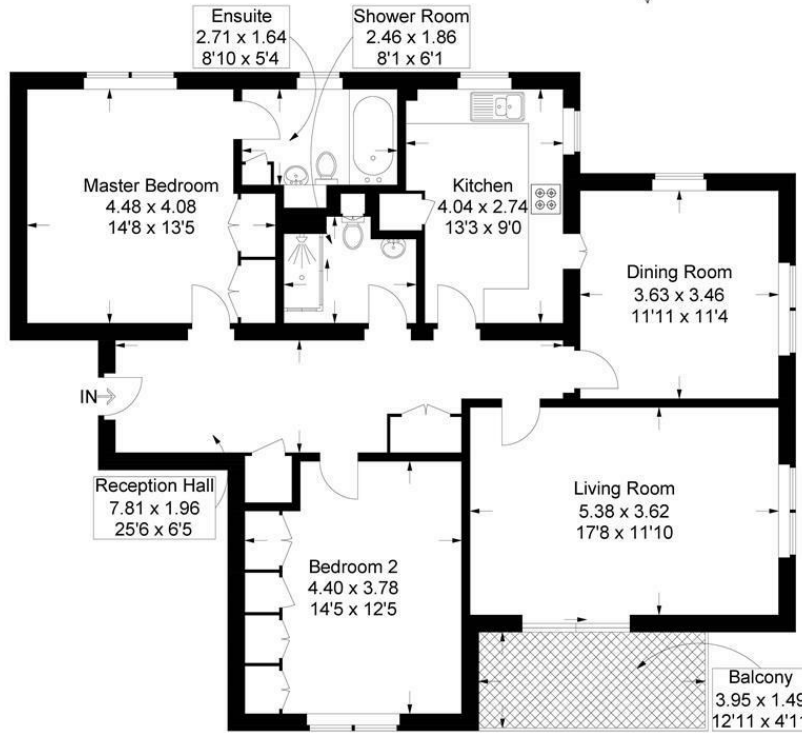


FEATURES & SPECIFICATIONS

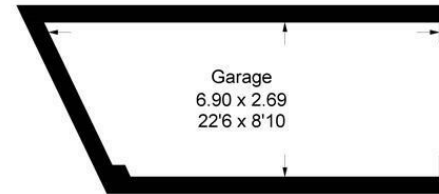
- Sought After Location
- Top Floor Flat with Balcony
- Large Lounge
- Dining Room / Bedroom Three
- En-Suite Bathroom
- Shower Room
- Share Of Freehold
- Gas Central Heating
- Double Glazing
- Garage and Visitor Parking

Centenary Court, Burton Road, Poole

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft
 Outbuilding = 17.1 sq m / 184 sq ft
 Total = 123.4 sq m / 1328 sq ft



Third Floor

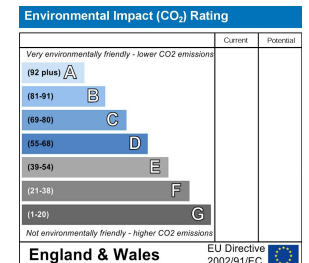
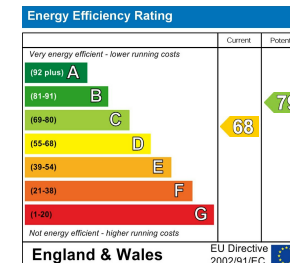


Outbuilding

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





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