



£399,995

38 Western Road, Branksome Park, Poole, BH13 6EU



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Property Description

This spacious first floor apartment is presented in excellent condition throughout, offers modern living with bright and airy rooms and lovely views over the communal grounds.

Accommodation comprises of entrance hall with storage cupboard, large open plan lounge/kitchen/diner. The kitchen is fitted with high gloss units, laminate work surface areas with adjoining breakfast bar with pendant lighting above and plenty of space for high seating, integrated fridge, freezer, washing machine and dishwasher, Rangemaster oven with coloured glass splashback and extractor hood above, modern patterned tiling and low level plinth led lighting. From the lounge there is access to the sun balcony via sliding doors. The master bedroom is a good size double room with access to the sun balcony, built-in wardrobe and a modern ensuite cleverly designed in a wet room style with rainshower and sink unit. There are two further double bedrooms, bedroom two has fitted wardrobes and bedroom three is currently being used as an office. The main bathroom has been finished to a very high standard with coloured remote controlled led lighting, textured tiled walls, tiled flooring, concealed cistern W.C., wet room shower with neat inset storage shelf and built-in tiled seating.

Externally, the apartment has the benefit of a 22' south facing sun balcony with glass balustrade, fitted sun blind and outside lighting, there is a single garage conveyed with the property and visitor parking to the front of the block. Dene Lodge sits on a large corner plot surrounded by mature trees, lawned areas and shrub borders.

Location

Positioned in a very convenient location less than a mile to Westbourne Village. Nearby adjoining roads provide access to Branksome Chine Gardens, a scenic walk linking directly to the award winning Branksome Beach. The area boasts seven miles of glorious coastline. Tennis and bowling facilities are a short distance away at Leicester Road. Westbourne Village is very popular, well known for its independent restaurants and boutique shops. Less than 1.5M distance is Branksome train station which has a direct link to Waterloo, London.

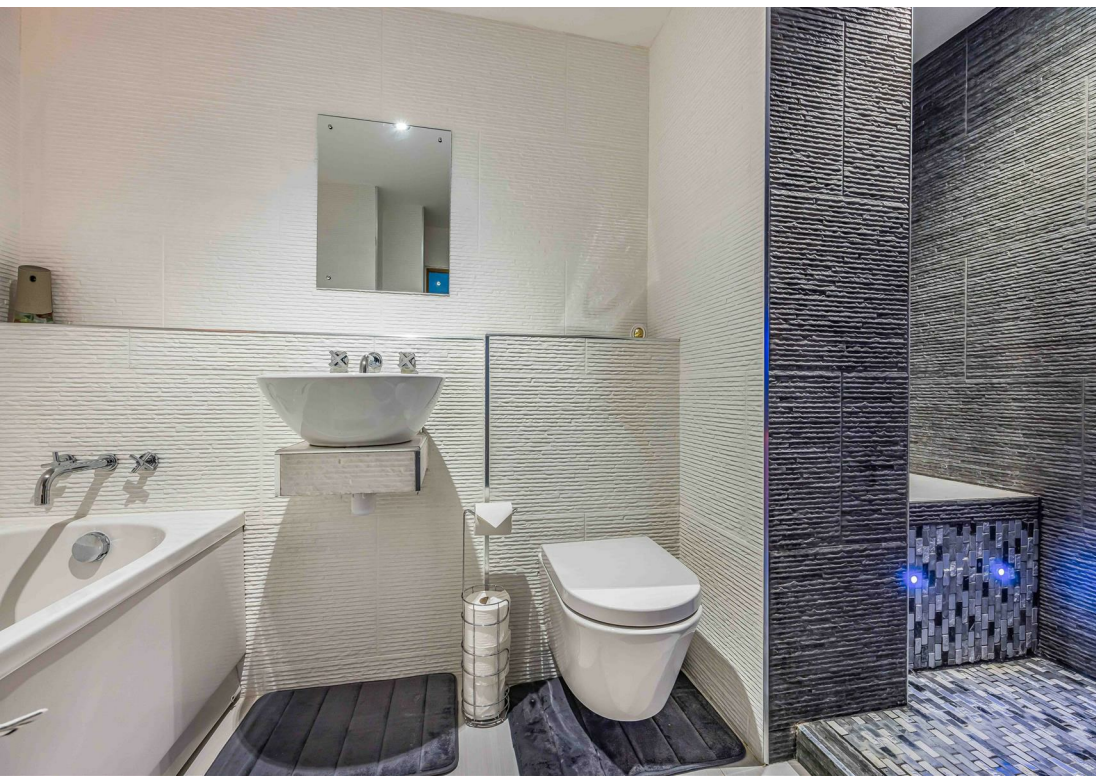
Tenure

Tenure: Share of freehold

Service Charge: £3,000 p.a. (includes building insurance)

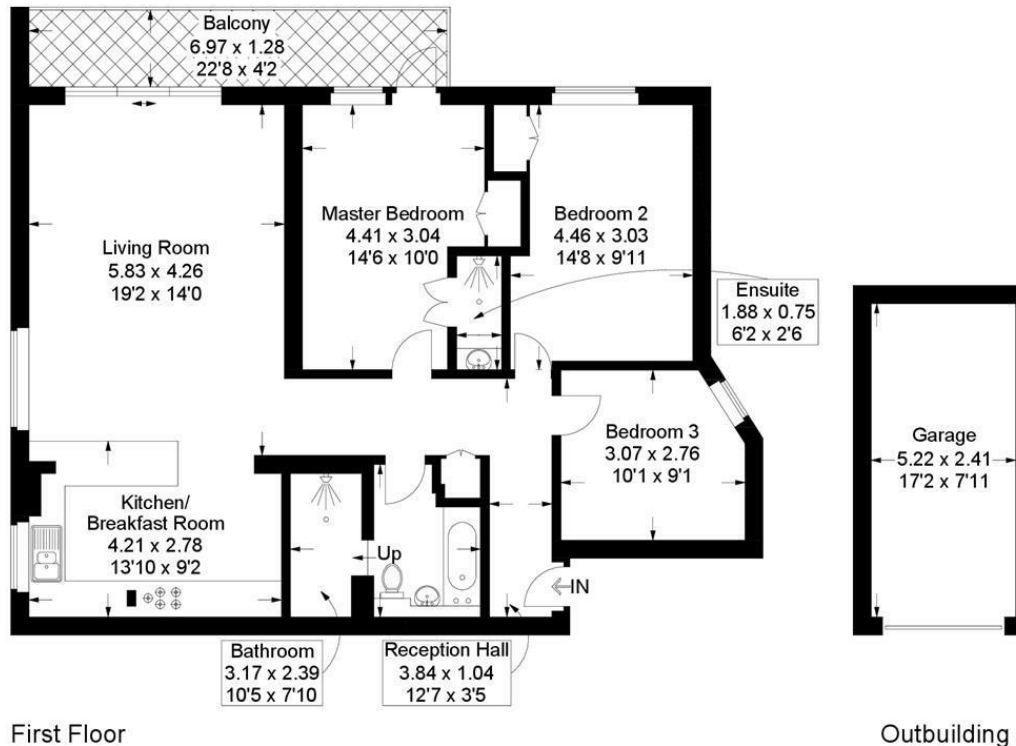
FEATURES & SPECIFICATIONS

- Popular location, short walk to Westbourne Village & Branksome Chine Beach
- 22' South facing balcony and Garage
- UPVC Double glazing
- Gas central heating (Glow Worm combination boiler) plus HIVE system
- Modern fitted kitchen
- High quality fitted bathroom & ensuite
- Quality internal doors
- Lowered ceilings & led spot lighting
- Security entry system and passenger lift
- No forward chain



Dene Lodge, Western Road, Poole

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 107 sq m / 1152 sq ft



First 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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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