



Offers In The Region Of £500,000

Apt.2, Centenary Court 19 Burton Road, Branksome Park, Poole, BH13 6DT



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Property Description

This lovely apartment has well planned accommodation and is offered in excellent condition throughout. Accommodation comprises of a spacious entrance hall with two storage cupboards, a spacious W.C. with modern patterned tiling, built-in storage and mirror with integrated lighting. The lounge has views over the communal grounds, with sliding doors to a patio area, side aspect window, and fireplace with built-in electric fire. From the lounge, double opening doors lead to a dining room (this room could easily be converted to a third bedroom). The kitchen has been fitted with modern shaker style units, built-in fridge/freezer, integrated washing machine, built-in Bosch oven, gas hob with glass splash back and extractor hood above, and pull-out waste bins. There is plumbing and space for a slimline dishwasher. The dining room is a good size with a wall mounted electric fire and double aspect windows. Bedrooms are good size double rooms with built-in storage; both rooms have en-suites which have modern fittings, LED spotlighting, neutral tiled flooring and walls. Externally - this property has the benefit of a south facing patio area overlooking the well maintained communal gardens; there is a border with plants and decorative stones adjoining the patio area that the current owners have created. 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 large single garage with power and light.

Location

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 watersport 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.

Tenure

Tenure: Share of freehold with a lease of 955 years remaining.

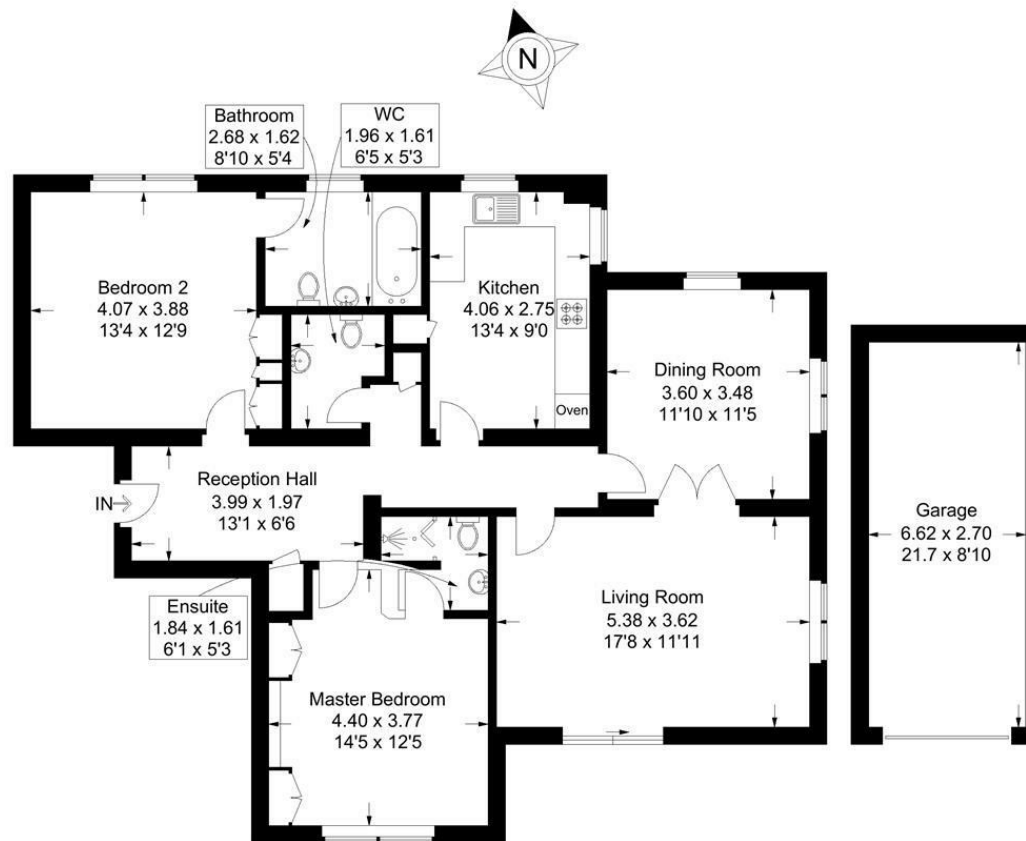
Service Charge: £3,200 p.a. includes payment to a reserve fund, water & sewerage rates, communal cleaning, gardening, management fees, building insurance.

FEATURES & SPECIFICATIONS

- Share of Freehold
- Level walk to Westbourne
- Garage with power & lighting
- Entryphone system
- Gas central heating
- UPVC double glazing
- Modern kitchen
- Modern bathrooms
- Private patio area

Centenary Court, Burton Road, Poole

Approximate Gross Internal Area = 108 sq m / 1162 sq ft
 Outbuilding = 18.2 sq m / 196 sq ft
 Total = 126.2 sq m / 1358 sq ft



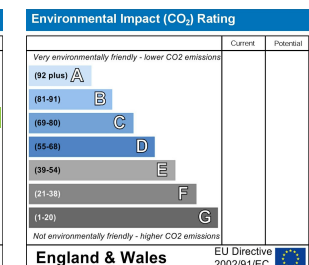
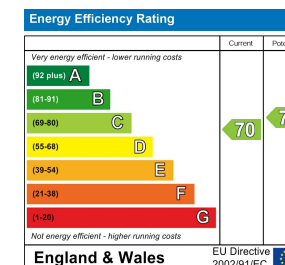
Ground Floor

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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