



STRATTON OAK ESTATES

1 Tower Road, Poole, BH13 6HY
Offers In Excess Of £375,000

This VERY WELL PRESENTED apartment resides in the sought after Ladywell Development, situated within EASY REACH of BRANKSOME CHINE BEACH and Westbourne High Street. Delivering a generous sized lounge with a private Southerly aspect balcony, a share of freehold and allocated underground parking.

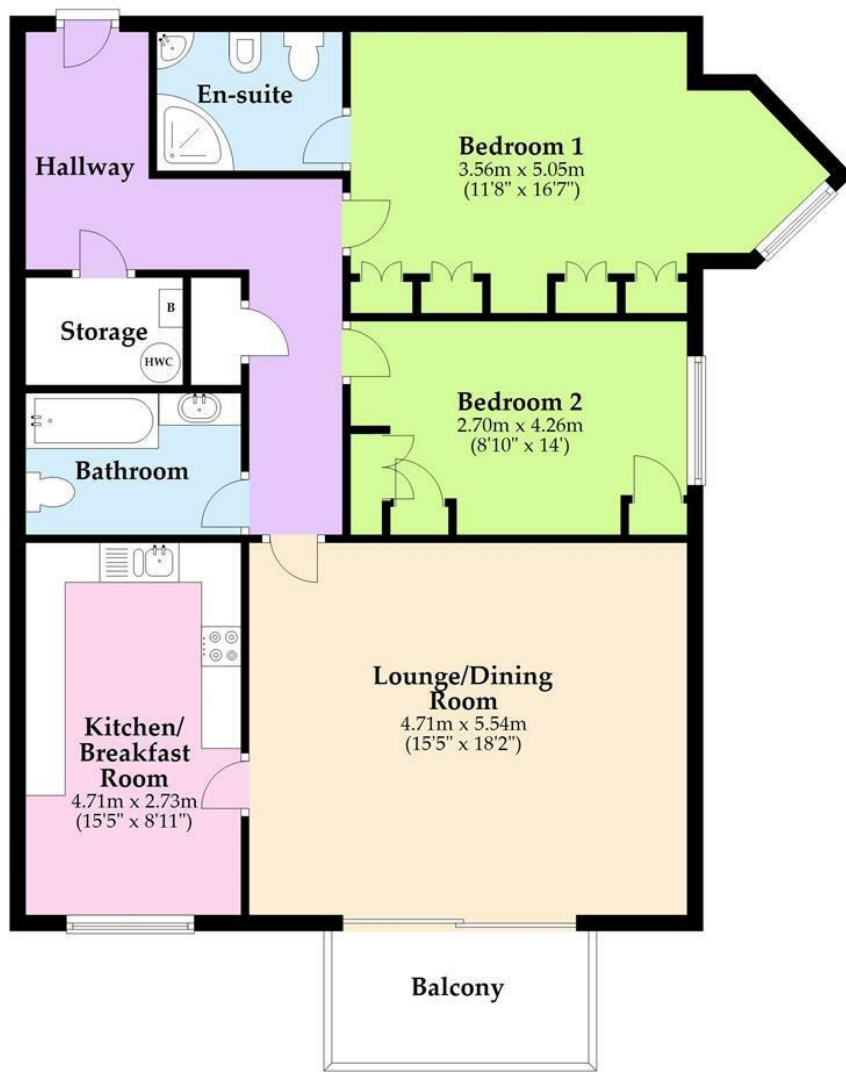
- A well presented Apartment in the sought after Ladywell Development within Branksome Park.
- Less than 500 yrds from Branksome Chine Beach and within a mile of Westbourne High Street.
- Ladywell is kept in pristine condition and is set in manicured grounds with woodland surroundings.
- Spacious lounge with access to a good sized private Southerly aspect balcony.
- Modern kitchen/breakfast room with integrated appliances and space for a dining set.
- Two generous double bedrooms both with extensive fitted wardrobes.
- Impressive Master with feature floor to ceiling window and ensuite shower room.
- Lift access to all floors including the underground secure parking, there is also above ground visitor parking.
- Video phone entry.
- Offered with NO ONWARD CHAIN!





STRATTON OAK ESTATES

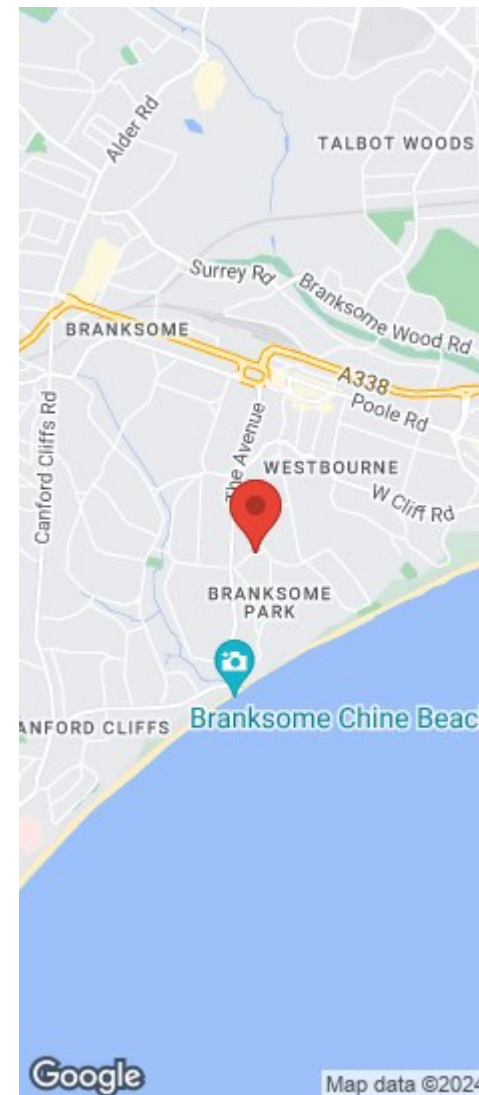
First Floor
Approx. 88.7 sq. metres (955.3 sq. feet)



Total area: approx. 88.7 sq. metres (955.3 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-100) A | | | (12-14) A | | |
| (81-91) B | | | (15-17) B | | |
| (69-80) C | | | (18-20) C | | |
| (55-68) D | | | (21-23) D | | |
| (39-54) E | | | (24-26) E | | |
| (21-38) F | | | (27-29) F | | |
| (1-20) G | | | (30-32) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



STRATTON OAK ESTATES

Floor 1, The Chocolate Box 8 - 10 Christchurch Road, Dorset, Bournemouth, BH1 3NA
info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com