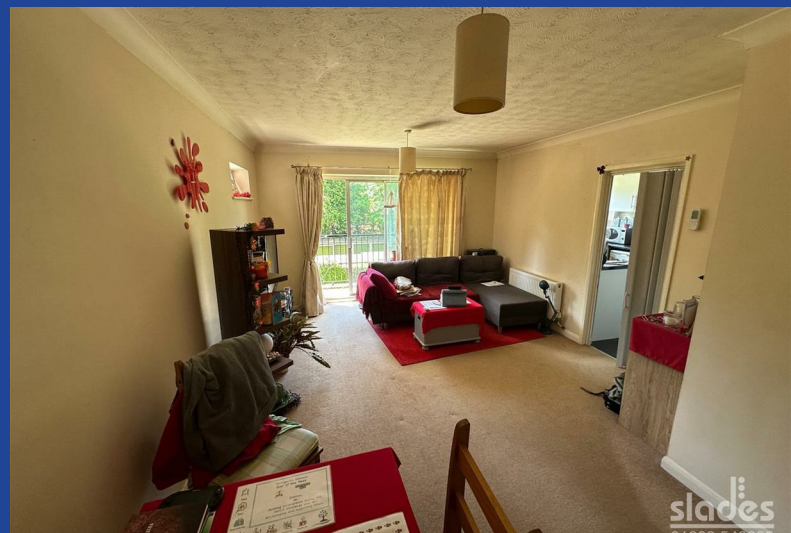




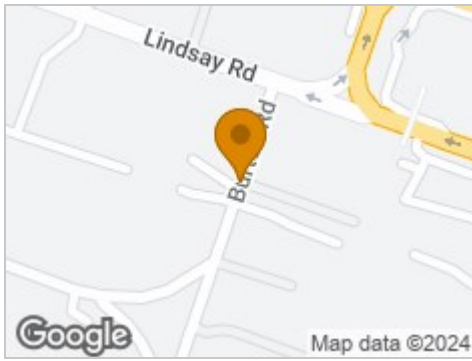
1 Burton Road

Branksome Park, Poole, BH13 6DS

Asking Price £229,950



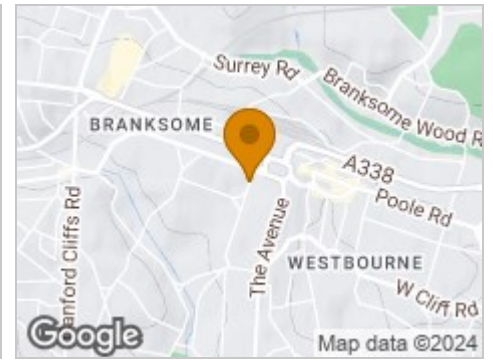
Road Map



Hybrid Map



Terrain Map



Floor Plan



- SOUGHT AFTER LOCATION
- BRIGHT & SPACIOUS ACCOMMODATION
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN
- GOOD SIZED BALCONY
- BATHROOM & SEPARATE WC
- 'L' SHAPED LOUNGE DINER
- EXTENSIVE COMMUNAL GARDENS
- GARAGE
- NO FORWARD CHAIN

Viewing

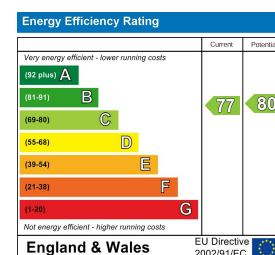
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph



**** NO FORWARD CHAIN ** A bright and spacious 2nd floor 2 double bedroom balcony apartment within this prestigious block on the edge of Branksome Park.**



The accommodation with approximate room sizes comprises of well presented communal areas including stairs and lift servicing all floors. From the landing area there is a solid wooden door with spyhole entry leading to the

SPACIOUS RECEPTION HALL

16'11" x 7'10" (5.18 x 2.39)

with coved ceiling and two light fittings. Convection radiator with thermostatic valve and door entry phone. Low level cabinet housing the electricity meter and modern consumer unit and useful full height storage cupboard with shelving and storage space. Doors to

LOUNGE / DINING ROOM

17'3" x 12'5" (5.27 x 3.81)

having a coved and textured ceiling with two pendant lights. Wall thermostat for central heating, radiator with thermostatic valve and sliding aluminium double glazed patio doors leading onto the SOUTHERLY FACING BALCONY with surround balustrade and tiled floor overlooking the well maintained communal gardens. Further frosted double glazed window to the side elevation. Adjoining door through to

KITCHEN

10'0" x 8'3" (3.07 x 2.52)

with textured ceiling and strip light, sliding aluminium double glazed window over looking the rear elevation. An extensive range of modern matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a single drainer stainless steel sink with chrome mixer tap over. Space for free standing cooker, space and plumbing for washing machine and under counter fridge and freezer.

BEDROOM ONE

13'5" x 11'4" (4.10 x 3.46)

having a textured ceiling with central pendant light, convection radiator with thermostatic valve and double glazed aluminium sliding windows to the side elevation. Range of fitted wardrobes.

BEDROOM TWO

11'4" x 10'8" (3.46 x 3.27)

having a textured ceiling with central pendant light, convection radiator with thermostatic valve and sliding double glazed aluminium windows to the side elevation.

BATHROOM

5'10" x 5'4" (1.78 x 1.64)

having a textured ceiling with light fitting, three quarter tiled walls and a modern white suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment over and further wall mounted electric shower. Chrome heated towel rail and pedestal wash hand basin with chrome monoblock tap.

SEPARATE WC

textured ceiling and light fitting, extractor unit and modern white suite comprising of a close couple WC with central flush and corner wall hung hand wash basin with chrome mixer taps and tiled splashbacks.

OUTSIDE

Lissenden is a prestigious block of flats in the Branksome Park area of Poole and sits within extensive well maintained communal gardens. There is a SINGLE GARAGE conveyed with the property to the rear.



