



- Fantastic Investment Opportunity
- Pets by consent
- In Need Of Complete Refurbishment
- Spacious Balcony Apartment

Western Road, Poole, Dorset, BH13 6ER

£350,000

Fantastic investment opportunity - Pets by consent - Spacious balcony apartment in need of refurbishment in Branksome Park development with use of outdoor swimming pool. Potential for permanent third bedroom. Passenger lift. Two bathrooms (one ensuite) Garage. Share of Freehold. No Chain



Property Description

*Pets by consent * Fantastic opportunity to purchase a spacious 2 / 3 bedroom, 2 bathroom, apartment with large sun balcony, now requires full modernisation offering excellent potential for improvement; with the opportunity to make the dining room into a permanent third bedroom (subject to obtaining relevant consents).

A small building of just 12 flats, found nestled into the delightful grounds, with use of the outdoor swimming pool with sun lounging area and changing facilities (open May - Sept). This spacious apartment offers a large hallway, sunny aspect double reception room with access onto a private sun balcony, kitchen/breakfast room, main bedroom with ensuite and a 'Jack & Jill' family bathroom to bedroom two. There is ample onsite parking with the added benefit of a garage.

Solar Court is an exclusive block and forms a luxury development with Greenacres; each sharing the use of the outdoor heated swimming pool, beautifully landscaped grounds with a relaxation garden and the onsite caretaker, who lives in a bungalow within the grounds.

The development is enviably located in Western Road, just off The Avenue; within easy reach of Westbourne village shopping centre and of Branksome Chine beach, both within a mile.

There is lift access to the apartment and the property benefits gas fired central heating, double glazing and being offered chain free.

LOCATION

Centrally positioned at just over half a mile from Westbourne with its wide range of cafés, bars, shops and restaurants. (M&S food hall and Iceland, with Branksome Tesco in the other direction on Lindsay Road) The beautiful golden sandy beaches of Branksome Chine, with the recently opened Rockwater are within 1 mile and





approached via the highly regarded, tree lined Avenue. Branksome train station is just over a mile away and Parkstone Golf Club is only 1.7 miles.

COMMUNAL HALLWAY

Lift and stairs to all floors.

RECEPTION HALL

8' 8" x 8' 1" (2.64m x 2.46m)

INNER HALLWAY

14' 3" x 4' 0" (4.34m x 1.22m) widening to 6' 3" (1.91m)

LOUNGE

19' 0" x 12' 8" (5.79m x 3.86m)

BALCONY

17' 6" x 8' 4" (5.33m x 2.54m) reducing to 3' 2" (0.97m)

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

KITCHEN

13' 0" x 10' 5" (3.96m x 3.18m)

BEDROOM ONE

15' 8 inc wardrobe" x 16' 5" max (4.78m x 5m) reducing to 13' 7" (4.14m)

EN-SUITE

10' 0" x 7' 4" (3.05m x 2.24m)

BEDROOM TWO

13' 0" x 10' 0 excluding wardrobe" (3.96m x 3.05m)

'JACK & JILL' BATHROOM

11' 8" x 6' 9" (3.56m x 2.06m) to 4' 10" (1.47m)



OUTSIDE

COMMUNAL GARDENS & VISITOR PARKING

GARAGE

SWIMMING POOL

Communal use. Open May - September.

TENURE & CHARGES

Leasehold with Share of Freehold

Lease - 999 years from 1st January 1998

Current service charge - TBC

Ground Rent - Peppercorn

Council Tax Band - E

EPC Rating - TBA

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

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FOURTH FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



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