

**FOR SALE**



**10 The Gables, 19 Forest Road, Branksome Park, Poole, BH13 6DQ**  
**£359,000**

  
**MARTIN&CO**

This large three bedroomed apartment is situated in a peaceful & prestigious location on Forest Road, Branksome Park. With attractive & well-maintained communal gardens to the front & rear, the property is offered for sale with **NO FORWARD CHAIN!**

Easy access to Bournemouth and Poole town centres with Canford Cliffs beach within walking distance.  
(service charge £1200 pa)  
(ground rent £150 pa)

**GALLERIED ATRIUM** with staircase leading to the second floor with internal courtyard.

**ENTRANCE HALL** Inset spotlight, loft hatch, double cupboard with hanging rail & shelving, airing cupboard housing 'Worcester' boiler with shelving. Secure entry phone, radiator.

**LIVING ROOM** 18' 2" x 14' 10" (5.56maxm x 4.53m) Central ceiling light, double glazed window to rear aspect overlooking the well-maintained communal gardens, surrounded by mature trees. Two 'Velux' style windows to side aspect, two radiators.

**KITCHEN/DINER** 24' 6" x 8' 9" (7.49max x 2.67m) Inset spotlights & ceiling light, two 'Velux' style windows to side aspect. Range of wall & base units with worktop over & tiled splashbacks. Stainless steel 'Neff' appliances, including cooker hood, gas hob, two eye level ovens. Integrated 'Hotpoint' washing machine, integrated dishwasher & tumble dryer. Space for large freestanding fridge/freezer, access to eaves storage, tiled flooring.



**MASTER BEDROOM** 12' 7" x 12' 1" (3.84m x 3.70m) Central ceiling light, with additional inset spotlights, double glazed window to side aspect with 'Velux' style window to rear aspect. Bank of fitted wardrobes & matching bedroom furniture.

**ENSUITE SHOWER ROOM** Inset spotlights, double walk-in shower, fully tiled, vanity unit with inset basin & w/c. 'Velux' style window to side aspect, heated towel rail style radiator. Tiled flooring.

**BEDROOM TWO** 12' 0" x 11' 6" (3.68m x 3.53m) Central ceiling light, bank of fitted wardrobes, 'Velux' style window to rear aspect, radiator.

**BEDROOM THREE** 10' 0" x 8' 7" (3.07m x 2.63m) Double glazed window to rear aspect, fitted wardrobes, radiator.

**FAMILY BATHROOM** 8' 2" x 6' 11" (2.50m x 2.11m) Inset spotlights, double glazed opaque window, bath, vanity unit with inset basin (with mirror & light over), w/c. Fully tiled, with tiled flooring, heated towel rail style radiator.

**COMMUNAL GARDENS** Very private, mature gardens to both the front & rear of the residence, with a variety of pleasant seating areas.

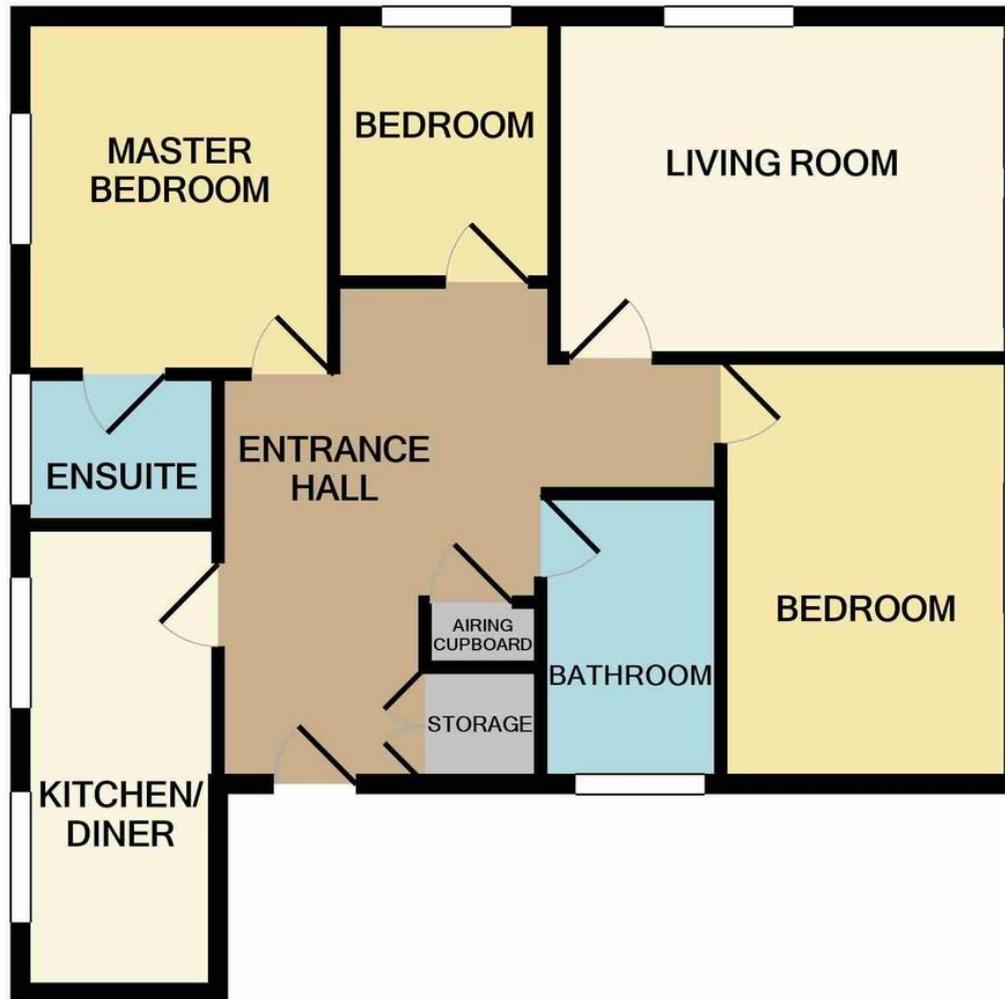
**GARAGE** with additional visitors parking spaces.

(AGENTS NOTE A new 99-year lease could be arranged with the assistance of the current owner with an anticipated cost of approx. £40,000 When a new lease is agreed the existing ground rent at £100 pa may increase to a maximum of £250 pa.

Current lease 68 years.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Martin & Co Poole

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

