



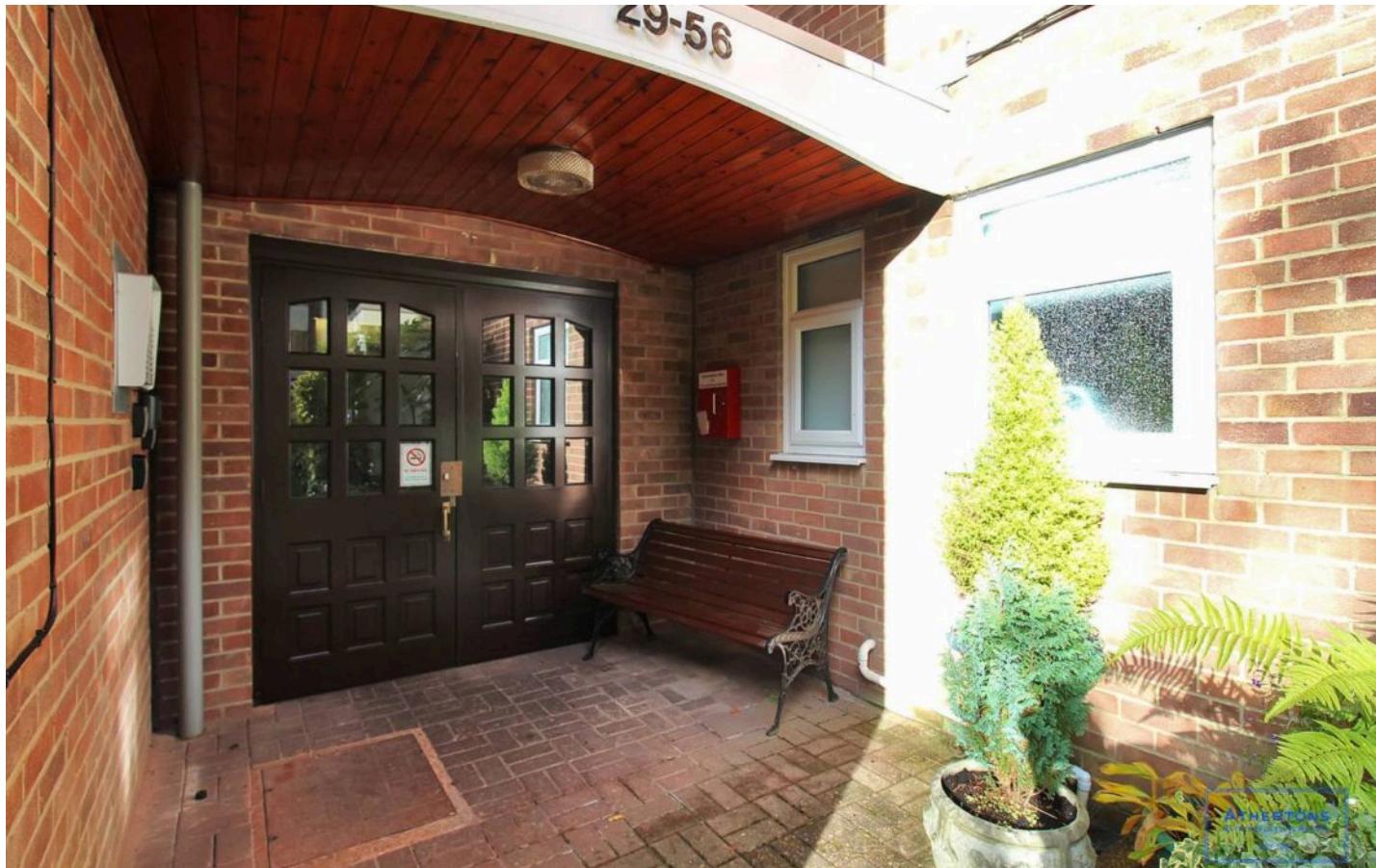
Flat 53, Lissenden, 1 Burton Road, Branksome Park, Poole, BH13 6DS

Guide Price £210,000

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1 Burton Road

Branksome Park, Poole

Set within a well-maintained and secluded development, this well-proportioned first-floor apartment enjoys an enviable location in the heart of Branksome Park. The position offers a perfect balance of tranquillity and convenience, with the vibrant shops, cafés, bars, and bistros of Westbourne just a short stroll away. A Tesco is located almost opposite, and several nearby bus stops provide excellent transport links.

The welcoming entrance hallway features an airing cupboard and leads to all principal rooms. The generous sitting/dining room enjoys plenty of natural light and offers direct access to a private balcony—ideal for relaxing or entertaining. The modern kitchen is well-equipped with integrated appliances, including an under-counter fridge with freezer and a washing machine.

There are two spacious double bedrooms, both featuring built-in wardrobes, and a well-presented family bathroom complemented by a separate WC.

Externally, the property benefits from a garage in a nearby block, along with visitor parking. Offered with a **Share of Freehold** and **no forward chain**, this apartment represents an excellent opportunity to acquire a bright and spacious home in one of Poole's most desirable locations.

One of Poole's most prestigious and sought-after residential areas, Branksome Park offers a leafy, tranquil setting with elegant homes and wide, tree-lined streets.

It's ideally located between Poole and Bournemouth, providing easy access to the coast, local beaches, and excellent schools. Residents enjoy a range of nearby amenities, including boutique shops, cafés, and restaurants in Westbourne, as well as excellent transport links and recreational facilities.

The area combines suburban peace with convenient connectivity, making it highly desirable for families and professionals alike.

Council Tax band: C

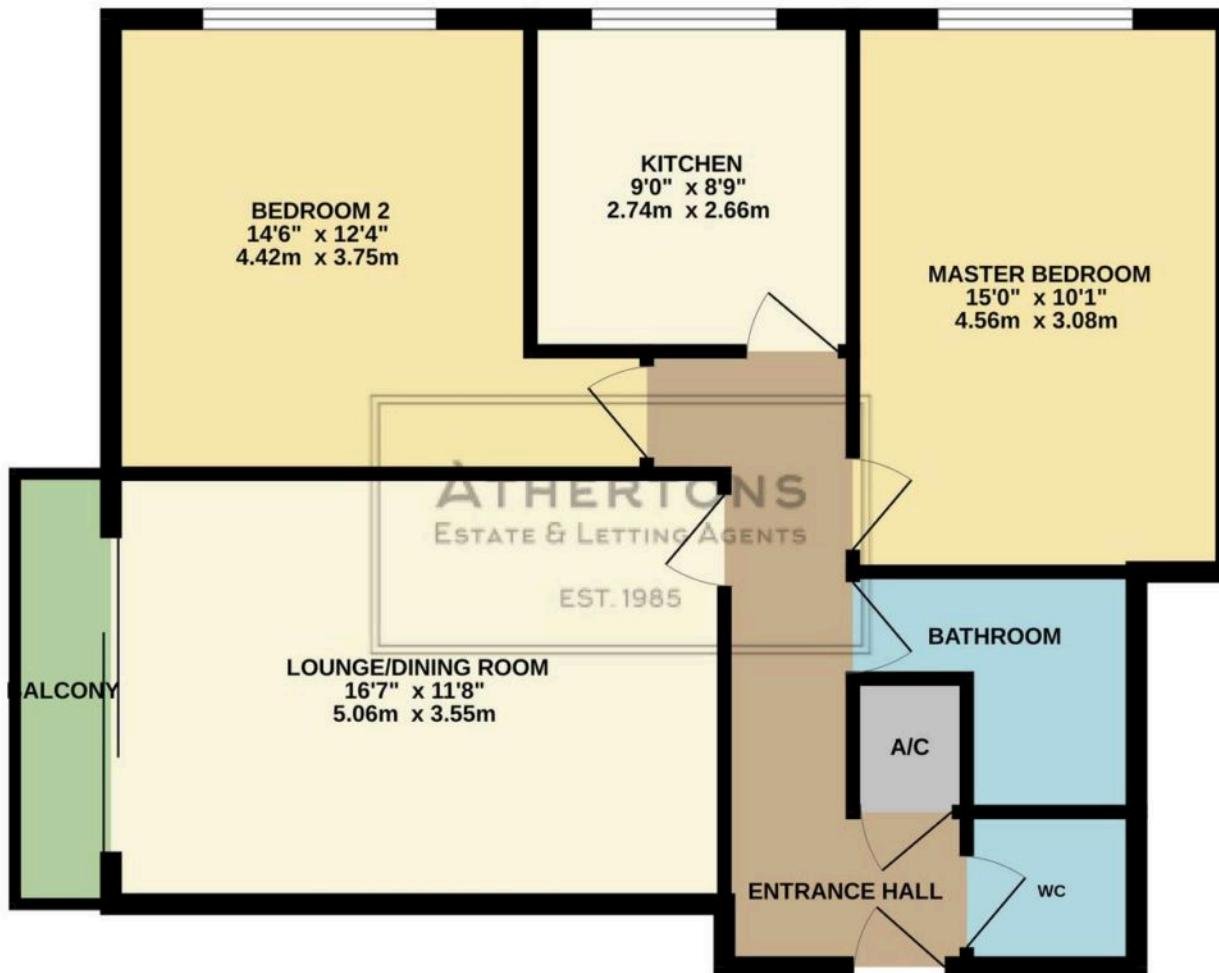
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D





6TH FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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