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Ground Floor Apartment (Flat 2), Branksome Park, Poole - BH13 6DX

For sale £769,950



# Carlton Gate

## Branksome Park

This beautifully presented ground floor apartment has been thoughtfully redesigned to offer bright, contemporary living spaces with a luxurious finish.

- Fully renovated to a high specification throughout
- Spacious 3 bedroom ground floor apartment
- Luxurious en suite to principal bedroom plus modern family bathroom
- Stylish, open plan lounge and dining room with media wall and fireplace
- Private covered terrace overlooking landscaped communal gardens
- Bespoke contemporary kitchen with quality appliances and breakfast bar
- Double garage plus residents'/visitors' parking
- Well maintained development with manicured grounds
- No pets or short-term lets permitted
- Perfect as main or second home
- 1,699 sq ft internal floor space
- Tenure: Share of Freehold
- Council Tax Band F: £3,466.65
- EPC Rating: C

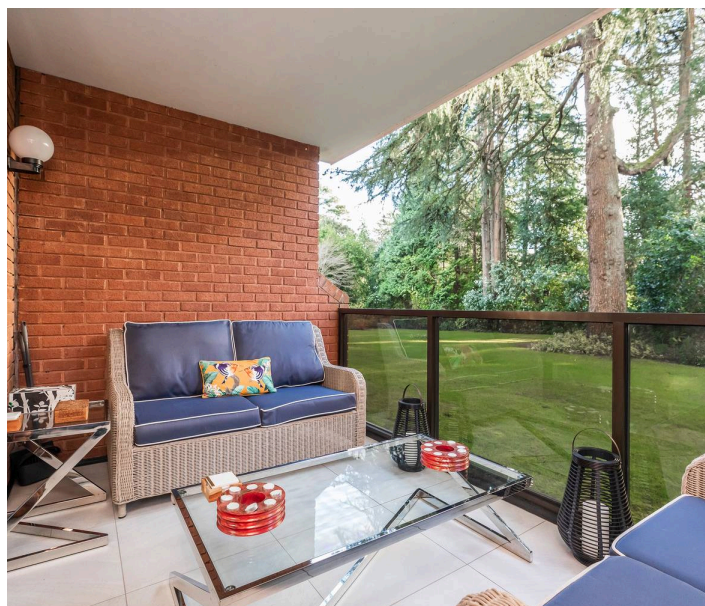


The large entrance hall sets the tone with an exceptional finish that is consistent throughout, and it sits centrally to all accommodation. The open-plan lounge and dining area features a bespoke media wall with integrated TV, a stylish electric fire, and access to a private terrace. The modern kitchen is fully fitted with high quality appliances and includes a breakfast bar, perfect for informal dining. All three double bedrooms offer fitted wardrobes, with the principal suite enjoying a luxury ensuite, complemented by a sleek family bathroom.

Set within a desirable community, the property is surrounded by immaculately maintained communal gardens, accessed via a sweeping driveway. The apartment benefits from a private double garage, ample visitor parking, and a peaceful south facing terrace ideal for outdoor dining or relaxation.

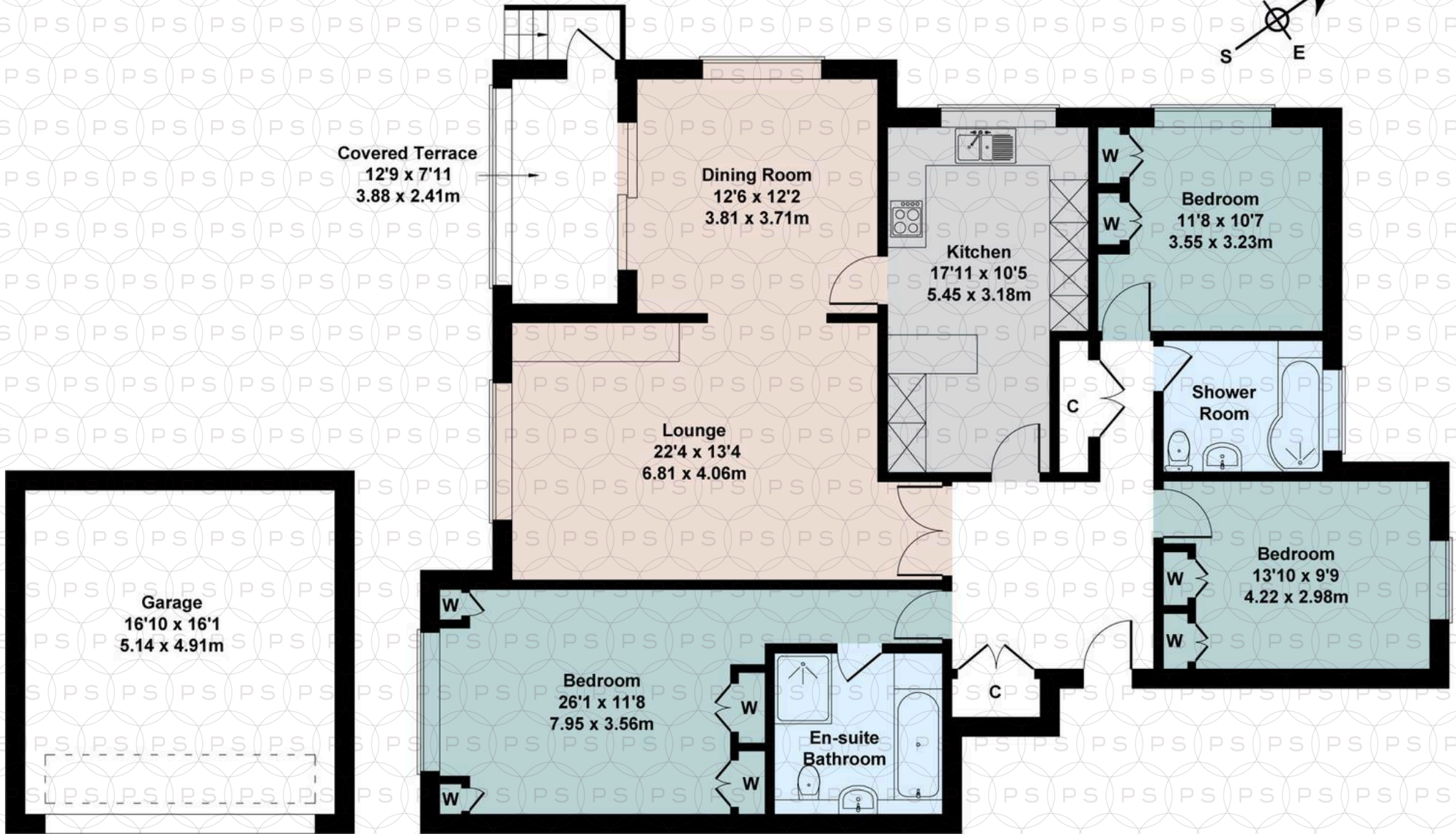
#### Location

Ideally located in Branksome Park, one of Poole's most prestigious residential areas, this apartment is within easy walking distance of Westbourne Village with its boutique shops, cafes, and restaurants. The blue flag beaches of Branksome Chine and the Sandbanks Peninsula are just minutes away, while excellent transport links include Branksome and Bournemouth train stations, the A338, and both Bournemouth and Southampton airports. The area combines leafy tranquillity with exceptional access to coastal and city amenities.



# Flat 2 Carlton Gate, 1 Balcombe Road, Poole, BH13 6DX

Approximate Gross Internal Area  
1699 sq ft - 158 sq m



**GARAGE**

**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Philippa Sole Ltd

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