

Luxury+Prestige

APT 9 GROVELANDS

5 BURTON ROAD, BRANKSOME PARK, BH13 6DT































5



GROVELANDS


Danger
Automatic
gate

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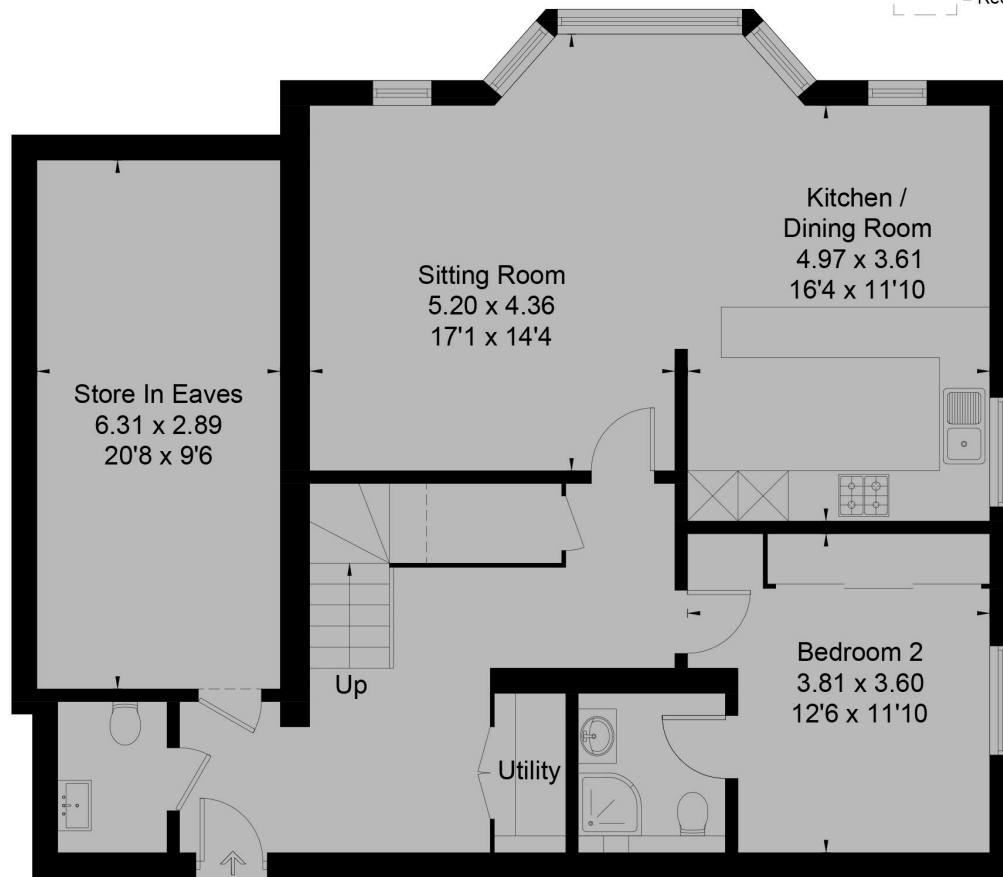
Floorplans

FLAT 9, GROVELANDS, 5 BURTON ROAD POOLE, BH13 6DT

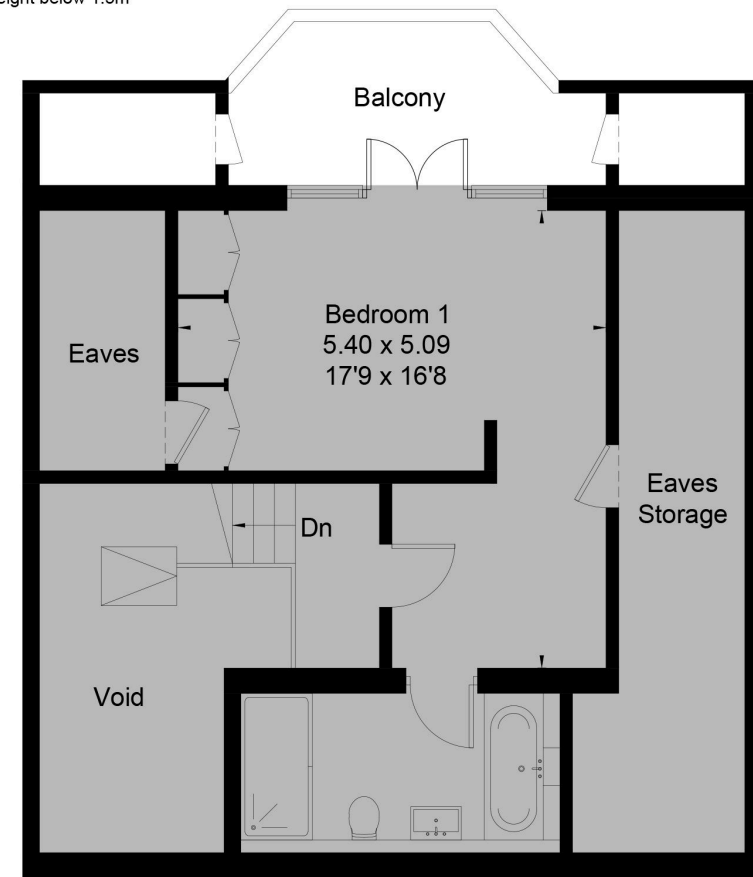
Approximate Floor Area = 134.1 sq m / 1443 sq ft
(Excluding Void / Eaves)



[Dashed line symbol] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110377

Summary

Situated within the exclusive gated development of Grovelands in the heart of Branksome Park, this beautifully presented duplex apartment offers over 1,280 sq ft of stylish accommodation arranged across two floors.

Built by the award-winning Metis Homes, Grovelands comprises just ten luxury apartments set within attractive communal grounds, creating a real sense of privacy and exclusivity. Residents benefit from a secure gated entrance, lift access to all floors and beautifully maintained surroundings.

The apartment itself has been thoughtfully designed for modern living, with a spacious open-plan kitchen, dining and living area forming the heart of the home. The contemporary fitted kitchen is complemented by generous dining and seating space, making it ideal for both everyday living and entertaining.

There are two excellent double bedroom suites. The impressive principal bedroom occupies the upper floor and features a full wall of fitted wardrobes, additional eaves storage, a luxurious en-suite bathroom and access to a private balcony overlooking the surrounding greenery. The second double bedroom is located on the lower level and also benefits from its own en-suite bathroom.

Further accommodation includes a separate utility cupboard, guest WC and a substantial internal storage room, providing excellent practicality alongside the generous living space.

The apartment is offered in immaculate condition throughout and enjoys a bright, airy feel with well-proportioned rooms and an attractive outlook.

Details

Guide Price: £550,000

Tenure: Leasehold & Share of Freehold

Lease Length: 999 years from 23/03/2020

Maintenance: N/A

Ground Rent: N/A

*Ground Rents can increase and advice should always be sought from your solicitor before exchange of contracts

Local Authority: BCP Council

Council Tax: Band F

2026/2027 £3,466.65

* Amount shown is for main home, please seek advice for additional home

Services: Mains electricity, gas, water and drainage

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Key Features

- + Luxury duplex apartment
- + Two bedroom suites
- + Private balcony
- + Open-plan living space
- + Contemporary kitchen
- + Utility & guest WC
- + Excellent storage
- + Allocated parking
- + Lift to all floors
- + Secure gated setting

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