



Flat 8 Carlton Gate

Balcombe Road | Branksome Park | Poole | BH13 6DX

£475,000

BEEZUMS

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Park
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- **TOP FLOOR**
- **EXCELLENT LOCATION**
- **QUIET ROAD**
- **CLOSE TO AMENITIES**
- **WELL PRESENTED THROUGHOUT**
- **TWO BED, TWO BATH**
- **LARGE SOUTH FACING TERRACE**
- **DOUBLE GARAGE**

****TOP-FLOOR APARTMENT**** Situated in a **QUIET LOCATION**, just moments from Westbourne village. **SPACIOUS ACCOMMODATION** to include two receptions, two spacious double bedrooms and two bathrooms. The standout feature is a spectacular, **LARGE SOUTH FACING SUN TERRACE**.





Accessed via a passenger lift or stairs through well presented communal hallways, a private front door opens into a generous entrance hall complete with a practical airing cupboard and a large separate storage cupboard.

A standout feature of the property is the exceptionally bright, south facing lounge, which bathes in natural light through large windows before flowing through an elegant archway into a dedicated dining room. This spacious area offers ample room for a sizeable dining table and provides direct access onto a large, sunny and south facing balcony a perfect spot for enjoying the pleasant views over the beautifully maintained communal gardens.

The accommodation boasts two excellent sized double bedrooms, both complete with fitted wardrobes, with the main bedroom enjoying the added luxury of a tiled en-suite shower room alongside a separate family bathroom.

Externally, the apartment benefits from its own private double garage in addition to visitor parking bays available on a first-come, first served basis.

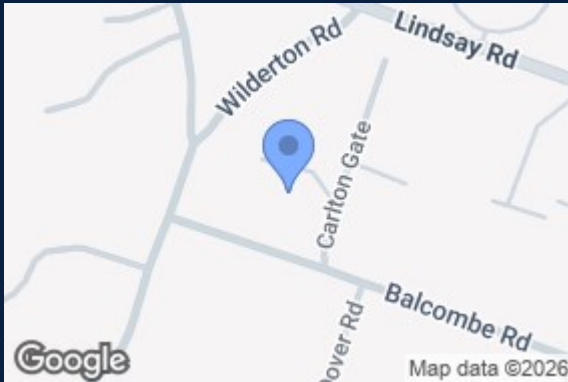
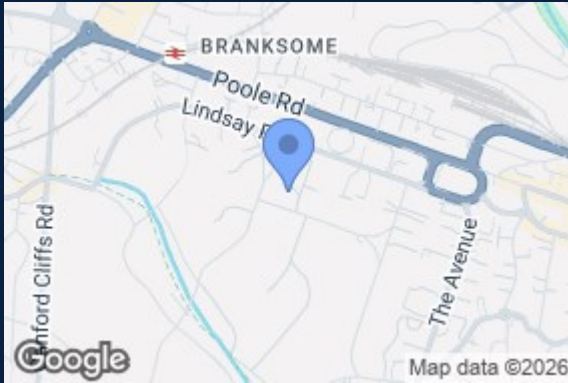


Situated in the peaceful, tree lined conservation area of Branksome Park, Balcombe Road is one of Poole's most prestigious and desirable addresses. This quiet location offers the perfect blend of coastal living and village convenience, being ideally positioned within a short, level walk of Westbourne with its boutique shopping, popular café culture, independent restaurants, and Marks & Spencer Food Hall.

The award winning sandy beaches at Branksome Chine are also within easy reach, via a scenic walk through the wooded chine footpaths. For leisure, the Sandbanks Peninsula, Poole Harbour, and the championship courses at Parkstone Golf Club are all close by, offering world-class facilities for water sports and golf.

The location is equally highly practical for commuters or second home owners, with Branksome Train Station a short distance away, providing a direct mainline link to London Waterloo.





TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

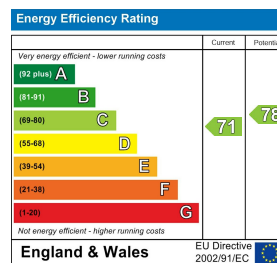
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band E EPC Rating C



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