

8 The Orchard
12 Balcombe Road
Branksome Park, Poole, Dorset
BH13 6DY



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Price guide £950,000

The Orchard is a gated and exclusive block of just 8 apartments in one of Branksome Park's most desired locations. Balcombe Road is renowned for its peaceful and attractive street scene and is less than half a mile from the many individual shops and restaurants of Westbourne.

Summary of Accommodation

3 double bedrooms • 3 luxuriously appointed bathrooms

Beautiful kitchen/diner

Separate dining room

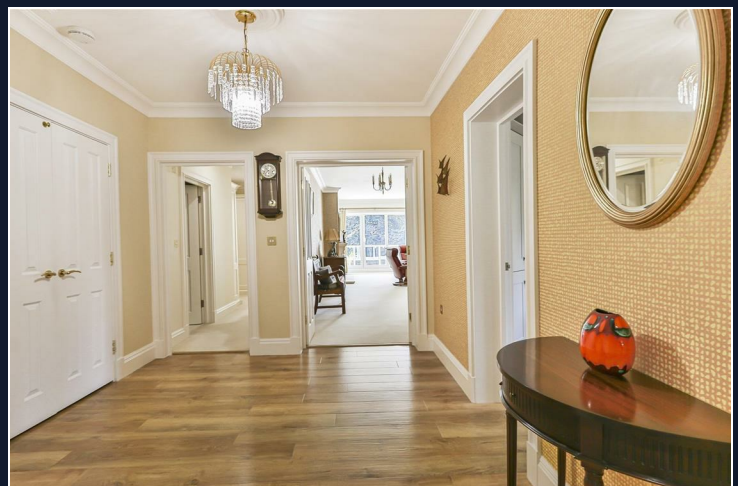
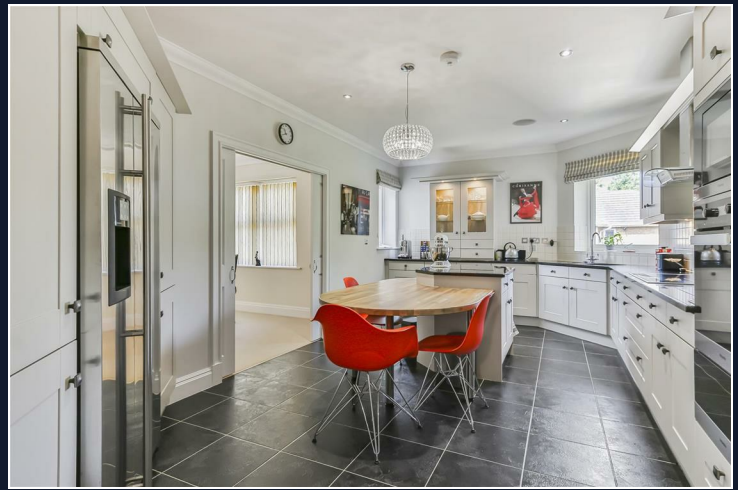
Drawing room opening to sun terrace & sun room

Expertly manicured south facing garden

Level walk to Westbourne

Secure underground parking for 2 vehicles

Top floor apartment





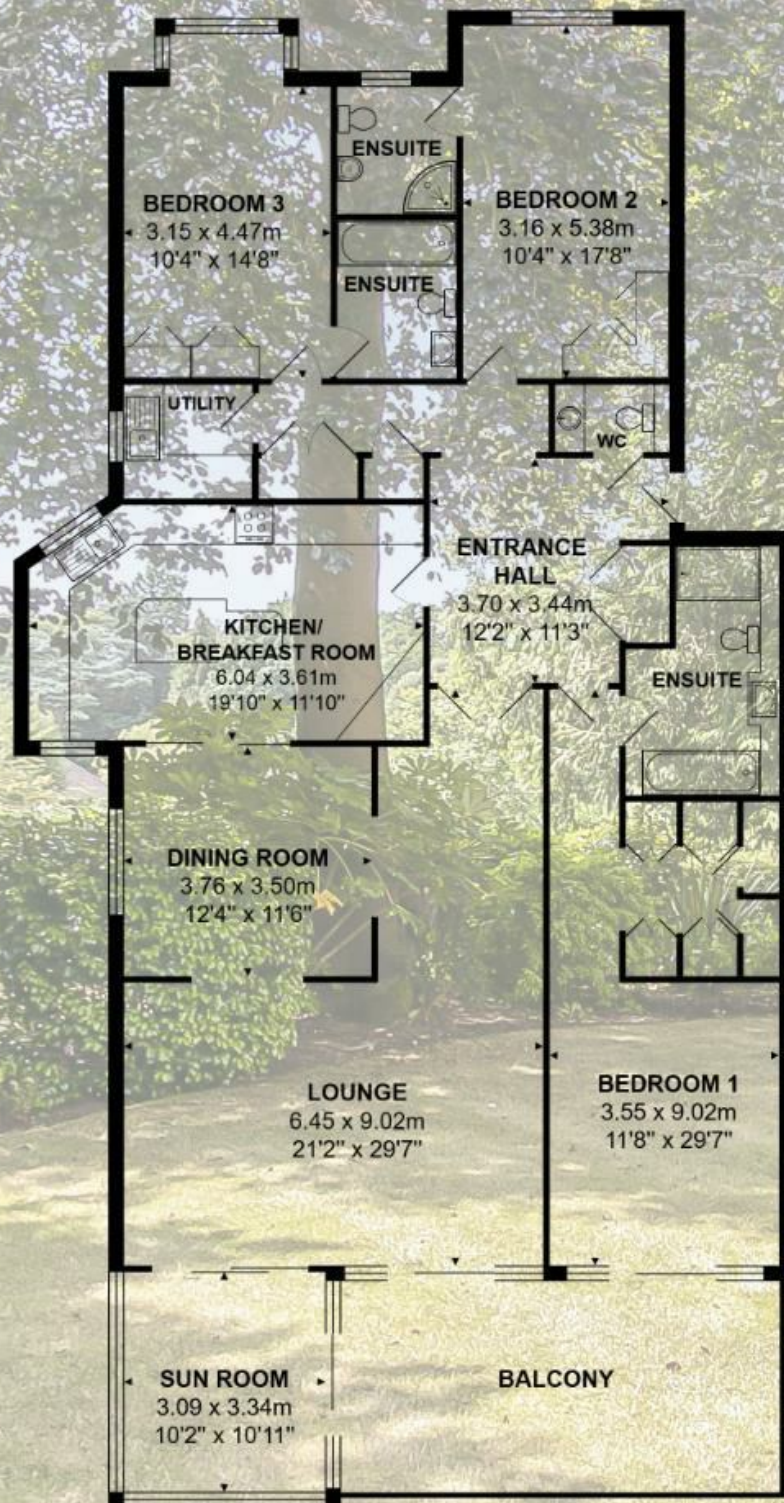
The highly regarded Canford Cliffs is close by and some of the area's best beaches are easily accessible via one of the nearby wooded chines.

Built in 2005 by one of the area's leading developers, renowned for their high quality build, The Orchard optimises luxury throughout and Number 8 is set on the top floor and extends to approximately 2,033 sq ft (excluding balcony).

Benefitting from a large private sun terrace overlooking the beautiful gardens, the accommodation includes three double bedrooms, all with their own stylish en-suite bathrooms. The main bedroom benefits from a fabulous en-suite, large dressing area and has access to the sun terrace.

There are four reception rooms including a large kitchen/diner, formal drawing room, separate dining room and a cosy sunroom as well as a utility room, guest cloakroom and spacious, welcoming reception hall with an abundance of useful storage.

The muted decor is in very good order throughout and the apartment has the benefit of two designated parking spaces in the underground garage.



Total Area: 188.9 m² ... 2033 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

8 The Orchard

LOCATION

BH13 6DY

TOTAL FLOOR AREA

2033.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3647

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale