



## REGENTS COURT, BALCOMBE ROAD, POOLE, BH13

### **£925,000 SHARE OF FREEHOLD**

A unique opportunity to acquire this incredibly well presented, bright and spacious three bedroom apartment set within a gated development in the very popular Balcombe Road which sits just a short level walk from Westbourne whilst being close to the beach and good travel connections. The property was completely refurbished to a high standard by the current owner and now comprises of contemporary accommodation throughout enjoying views over the communal gardens.

Second floor | Three double bedrooms | Lounge and dining room |  
Contemporary kitchen breakfast room | Two modern bathrooms | Balcony  
| Double underground parking space

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Branksome Park is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses.

Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



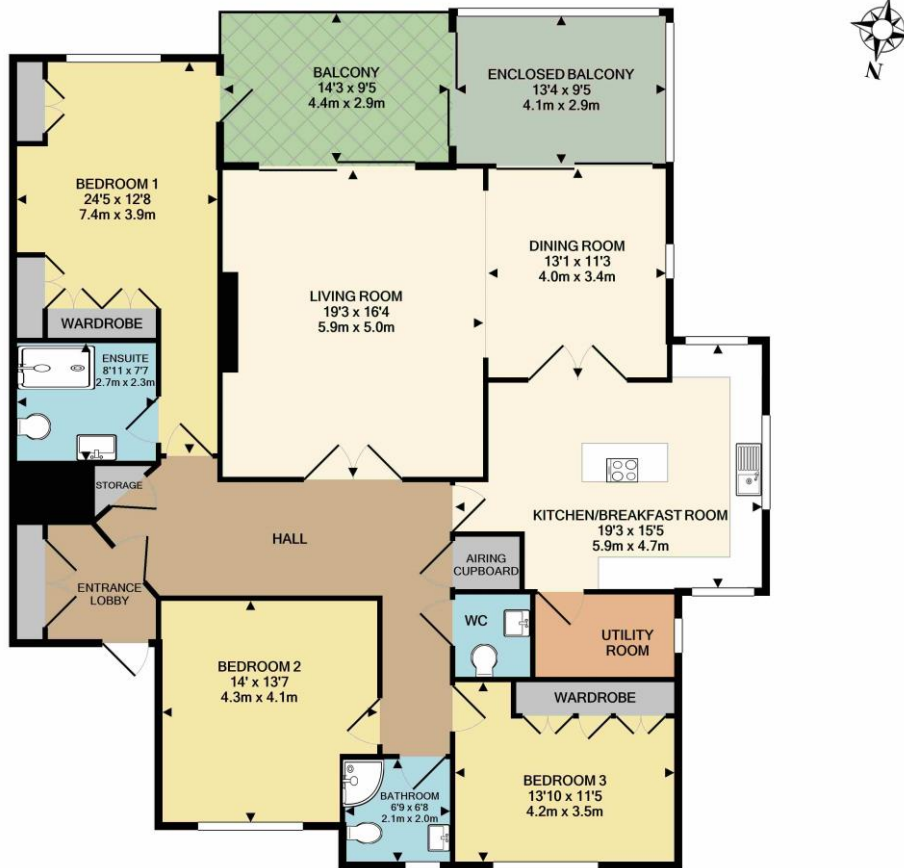
## DESCRIPTION

Regents Court is a gated development of privately owned apartments situated in the popular tree lined Balcombe road in Branksome Park. The building was built in 1998 to a very high standard and has been comprehensively maintained and improved throughout the years.

The property is situated on the second floor which is accessed via lift or stairs through well presented communal hallways. A private front door then leads into the entrance lobby which houses a storage cupboard and doors into the hallway where there is a WC, airing cupboard and doors to principal rooms. There is a large living room enjoying a south-west aspect and views over the immaculate communal gardens through sliding patio doors which lead out onto the large balcony. The bright dining room is open plan to the lounge and enjoys a dual aspect with sliding patio doors which lead out onto an enclosed balcony. The kitchen breakfast room is a particular feature of the property benefiting from a contemporary range of base and eye level work units and a kitchen island with integrated appliances triple aspect windows.

There are three good size double bedrooms all with fitted wardrobes and the added benefit of a contemporary ensuite shower room to the master bedroom. Bedrooms two and three are serviced by another contemporary shower room with suite comprising WC, wash hand basin and a cubicle shower.

There is a double underground parking space conveyed with the apartment. The communal gardens are a real asset to the development being beautifully landscaped with mature trees, established flower borders and a water feature.



TOTAL APPROX. FLOOR AREA 1867 SQ.FT. (173.4 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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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: G**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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