



## COOMBE WOOD, BALCOMBE ROAD, POOLE, BH13

### **£550,000 SHARE OF FREEHOLD**

A bright, well presented and very spacious three bedroom ground floor apartment set within a well maintained purpose built development of privately owned apartments situated on the popular tree lined Balcombe road which is a short level walk to Westbourne whilst also being close to the beach.

The property occupies an enviable position looking directly over the immaculate communal gardens and benefits from modern accommodation throughout.

Ground floor | Three bedrooms | Lounge & dining room | Two contemporary bathrooms | Modern kitchen & separate utility room | Sunny balcony | Garage and allocated off road parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and 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. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

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

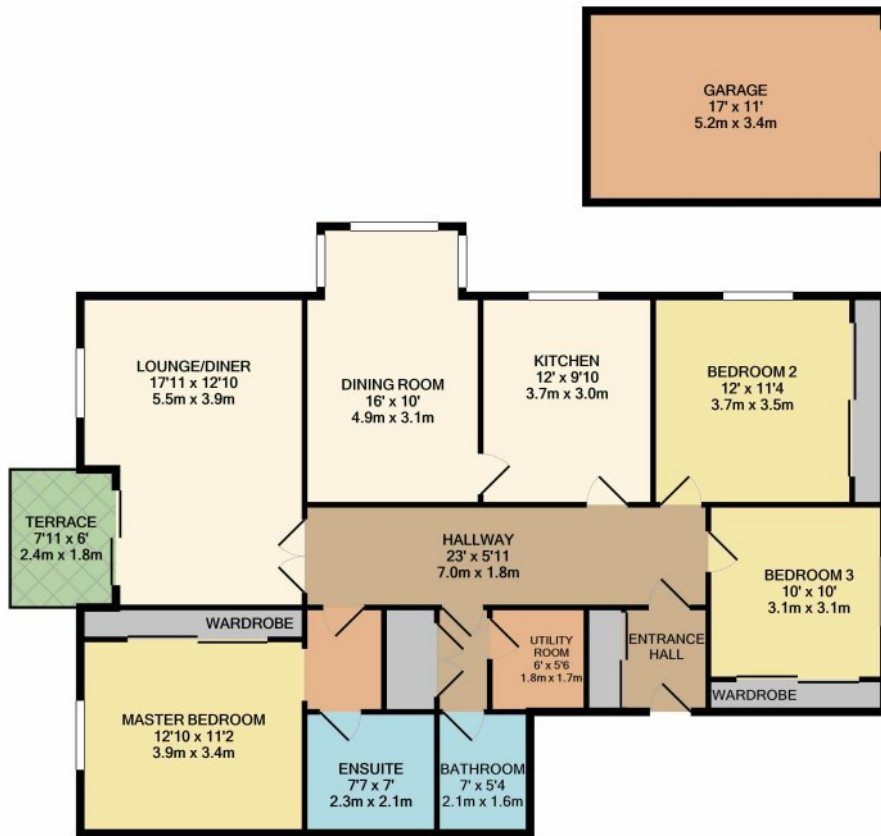
The apartment is situated on the ground floor which can be accessed via a communal entrance with well presented communal hallways. A private front door leads into a lobby area which has space and storage for coats and footwear. The lobby leads into the entrance hall which runs the length of the property with doors to principal rooms.

There is a large lounge which enjoys views over the immaculately maintained communal gardens with sliding doors that lead out onto the private balcony. The dining area is open plan to the lounge, there is ample room for a sizeable table and a large window to west aspect. The kitchen breakfast room is fitted with a range of modern base and eye level work units incorporating integrated appliances and a breakfast bar area.

There is also a utility room with space and plumbing for domestic appliances adjacent to the airing cupboard which is accessed from the entrance hall.

There are three generous double bedrooms all with space for freestanding furniture and the added benefit of garden views and a modern ensuite shower to the master bed. The family bathroom comprises of a suite to include WC, wash hand basin and a panelled bath with shower above.

A spacious garage is conveyed with the property as well as one allocated off-road parking space. There is also a private storage cupboard which is accessed from the communal entrance.



TOTAL APPROX. FLOOR AREA 1480 SQ.FT. (137.5 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  
 Made with Metropix ©2021

**COUNCIL TAX BAND:** F

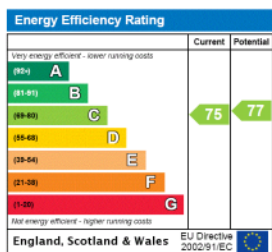
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £3058

**AT A GLANCE**

- Ground floor
- Three bedrooms
- Lounge & dining room
- Two contemporary bathrooms
- Modern kitchen & separate utility room
- Sunny balcony
- Garage and allocated off road parking



Westbourne | 01202 767633 |

