



THE WICK, BURTON ROAD, POOLE, DORSET, BH13

£520,000 SHARE OF FREEHOLD

A stunning three bedroom apartment set within a beautiful character development of privately owned apartments set in the heart of Branksome Park which is just a short level walk to the leisure and shopping facilities of Westbourne which also being close to the beach and good transport links. The property offers bright, spacious and well presented accommodation throughout

Three double bedrooms | Two modern bathrooms | Large lounge diner | Fitted kitchen | Allocated parking | Many original character features

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

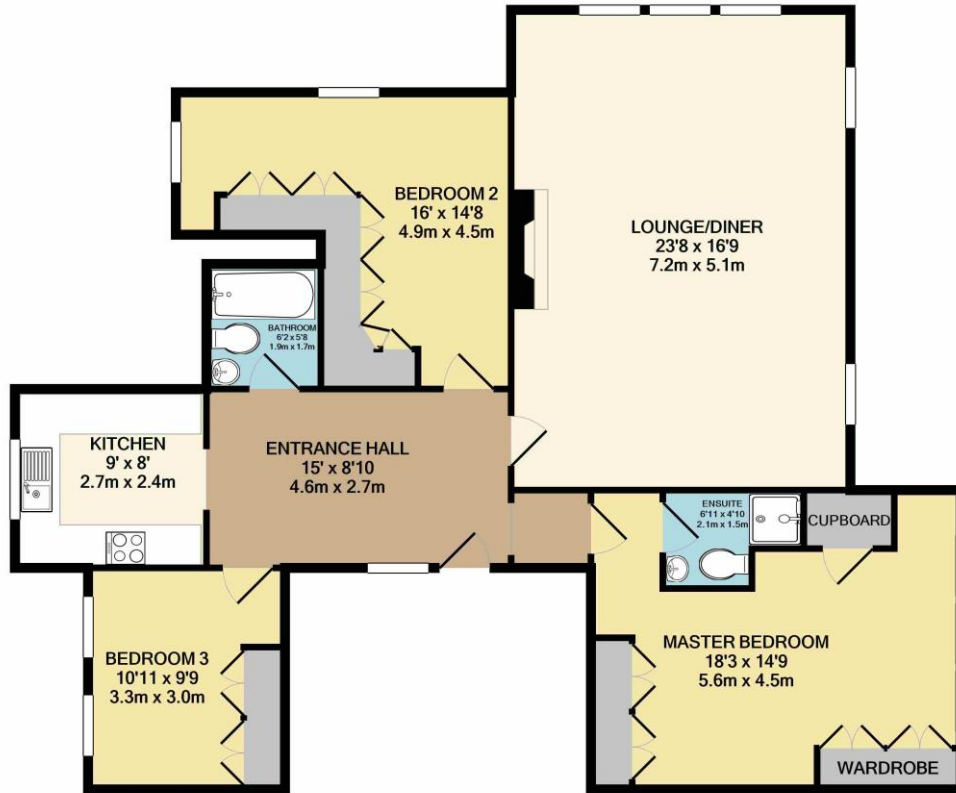
The Wick is a beautiful character development which was sympathetically converted towards the end of the last century. Comprising of just 6 privately owned and individually designed apartments with parking and surrounded by beautiful landscaped communal gardens.

The property is accessed via a communal entrance which leads into stunning communal hallways which have retained all of the character features which were present at the time of the original build in 1881. The apartment is situated on the first floor where a private front door leads into a large entrance hall with a feature stain glass window. The entrance hall could be used to accommodate a dining table if required.

The bright lounge is a particular feature the property benefiting from high ceilings which run throughout the apartment, dual aspect character windows enjoying tree views, fire place and ample room for table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are three good size double bedrooms all with fitted wardrobes and inbuilt storage cupboards. The master bedroom has the added benefit of a contemporary ensuite shower room with suite comprising of a WC, wash hand basin and cubicle shower. There is a family bathroom which is fully tiled with suite to include a panelled bath, wash hand basin and WC.

An allocated parking spaces is conveyed with the property.



TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 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

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: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2084 per annum

AT A GLANCE

- Three double bedrooms
- Two modern bathrooms
- Large lounge diner
- Fitted kitchen
- Allocated parking
- Many original character features

Westbourne | 01202 767633 |

Winkworth