



## ROZEL MANOR, WESTERN ROAD, POOLE, DORSET, BH13

### **£349,950 SHARE OF FREEHOLD**

An incredibly spacious three bedroom apartment situated in an enviable position just a short level walk to Westbourne town centre whilst also being close to Branksome chine and beach. The property is in superb order throughout with bright well presented accommodation. Offered with vacant possession.

Sixth floor apartment | Three bedrooms | Large lounge diner | Two bathrooms | Modern kitchen | Balcony | Garage | Superb location

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.



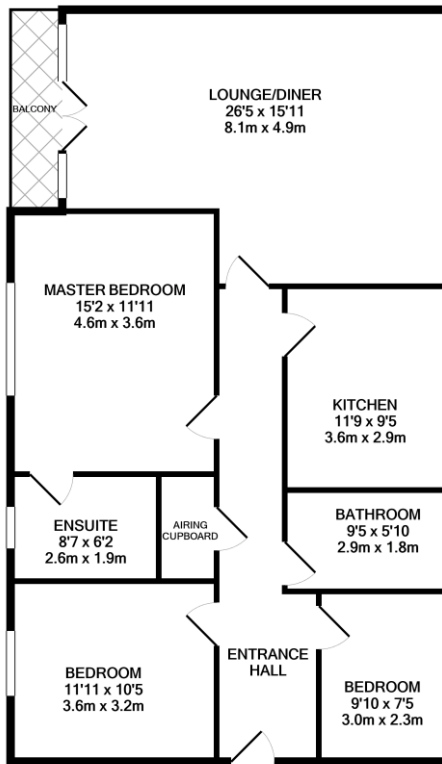
## DESCRIPTION

The property is situated on the sixth floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the property and houses a large airing cupboard and doors to principal rooms.

The bright lounge diner is a particular feature of the property having dual aspect windows and double patio doors which lead out onto the large and sunny balcony which has a stainless steel and glass balustrade and enjoys treetop views across Branksome Park. The kitchen is fitted with a range of base and eye level work units in a high white gloss finish with integrated appliances and more tree top views from the window.

There are three bright bedrooms in total with the master bedroom being a very good size with ample space for freestanding wardrobes and the added benefit from an ensuite bathroom with suite comprising of a low-level WC, double size cubicle shower and large wash hand basin. The second bedroom is still very much a double room with a window overlooking the communal gardens and there is a smaller third bedroom which is currently arranged as an office but would easily accommodate a bed.

A garage is conveyed with the apartment as well as on site resident parking behind electric gates. There are incredibly well maintained communal gardens.



TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 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  
Made with Metropix ©2020

*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: E**

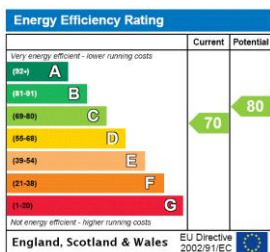
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £3096 per annum

## AT A GLANCE

- Sixth floor apartment
- Three bedrooms
- Large lounge diner
- Two bathrooms
- Modern kitchen
- Balcony
- Garage
- Superb location



Westbourne | 01202 767633 |

