



PARKBURY, BALCOMBE ROAD, POOLE, BH13

£800,000 SHARE OF FREEHOLD

An immaculately presented three double bedroom first floor apartment situated in a gated development in one of the areas most coveted tree lined roads. There is easy access to good transport links and the shops, bars and restaurants in Westbourne are a short walk away.

Gated development | First floor with lift | Three double bedrooms | Two bright reception rooms | Two modern bathrooms | Large private terrace | Double garage

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

Parkbury is situated behind electric gates on the popular tree lined Balcombe Road in Branksome Park. There are extensive grounds which are beautifully landscaped with mature trees and seasonal flower borders.

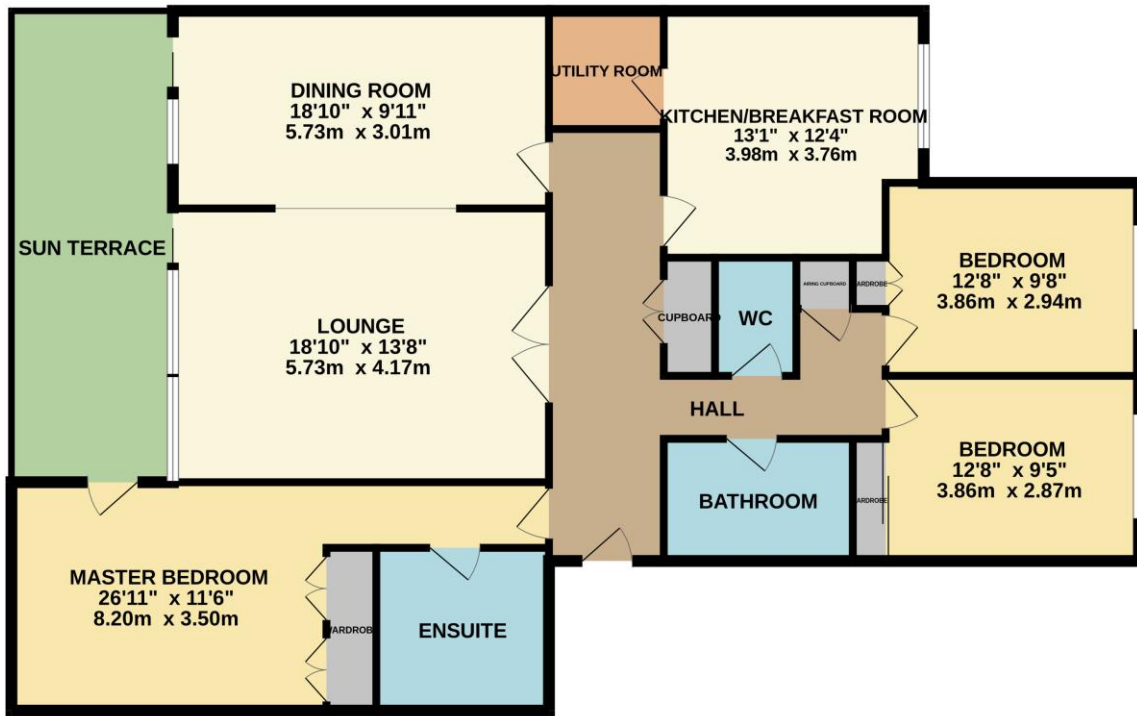
The apartment is on the first floor which can be accessed via a lift or stairs throughout presented communal hallways. A private front door leads into the spacious entrance hall, which houses a large storage cupboard, an airing cupboard, WC and doors to principal rooms.

There is a large lounge and separate dining room which both lead onto the sunny terrace, enjoying views over the beautiful communal gardens. The kitchen breakfast room is fitted with a range of base and eye level work units with integrated appliances and ample room for a table.

There are three generous double bedrooms with the added benefit of an en suite to the master bedroom with suite comprising of a walk in shower, bath, WC and wash hand basin. The family bathroom, accessed via the hallway, is fitted with a suite to include WC, wash hand basin and a bath.

A double garage with an electric door is conveyed with the property.

FIRST FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

If you are considering purchasing this property as a buy-to-let investment, please contact a member of our Lettings team on 01202 767633 for a rental valuation

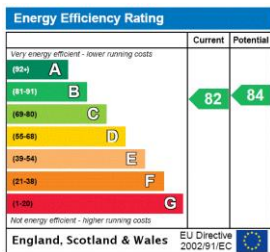
COUNCIL TAX BAND: G

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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