



ALBANY HOUSE, BALCOMBE ROAD, POOLE, BH13

£750,000 SHARE OF FREEHOLD

Albany House is a modern development of privately owned apartments situated in one the areas most prestigious tree lined roads. The apartment is situated on the ground floor and offers incredibly spacious accommodation throughout with two private south facing outside areas. Westbourne is short walk away as are the good transport links and many important amenities.

Ground floor | Three double bedrooms | Two reception rooms | Kitchen
breakfast room | Two bathrooms | South facing patio & balcony | 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

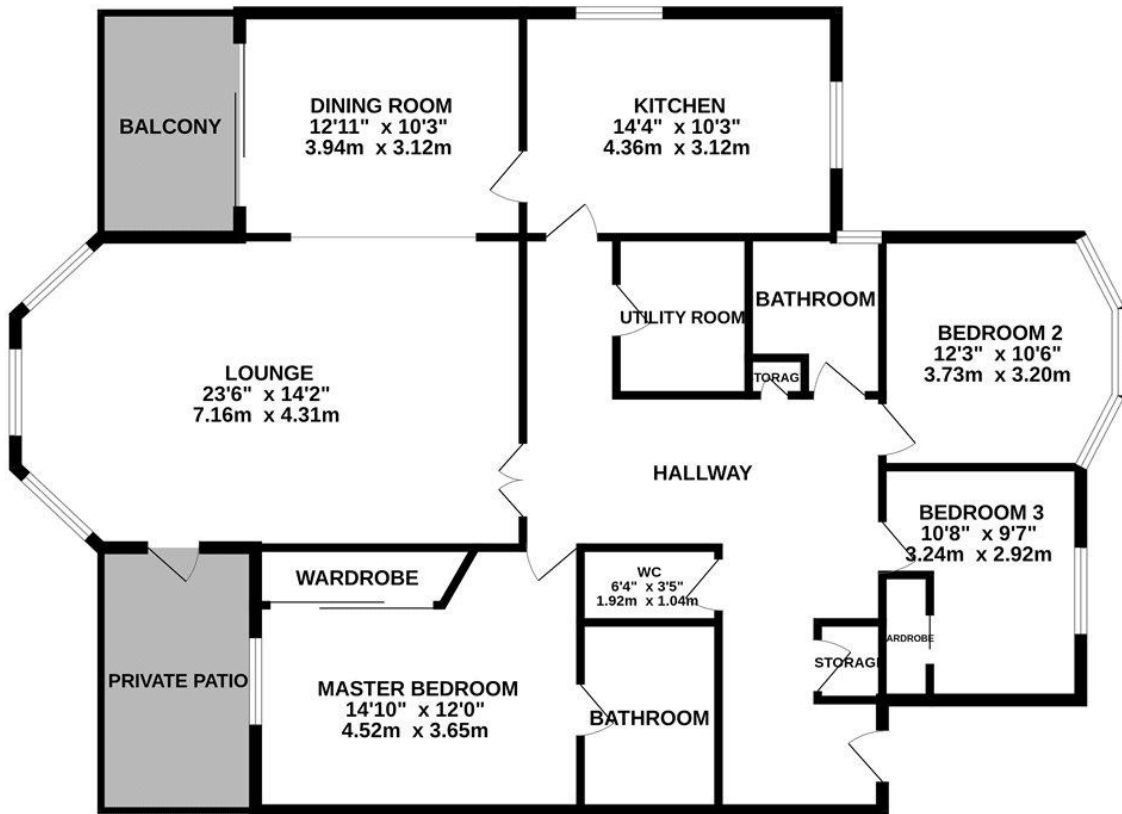
The apartment is situated on the ground floor and is accessed via a communal entrance to the rear of the development. A private front door leads into the entrance hallway which houses a storage cupboard, airing cupboard, the WC and doors to principal rooms.

The lounge is a good size with a bay window which overlooks the immaculately maintained communal gardens, there is also access onto a large south facing private patio. The dining room can be entered via either the kitchen or via the lounge and there is ample space for a sizable table and access through sliding patio doors onto the second south facing balcony. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and there is also room for breakfast table. The utility room also benefits from base and eye level work units with space and plumbing for washing machine and tumble dryer.

There are three double bedrooms with the master bedroom having the added benefit of fitted wardrobes and an ensuite bathroom with suite comprising of a WC, wash hand basin, cubicle shower and bath. The family bathroom is tiled and comprises of a suite to include WC, wash and basin and panel bath.

There is a double garage located towards the rear of the development which is especially long in length.

GROUND FLOOR
1372 sq.ft. (127.5 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 767313 for a rental valuation

TOTAL FLOOR AREA: 1372 sq.ft. (127.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and prospective purchaser. The services, systems and appliances shown have not been inspected and their operability or efficiency can be guaranteed. Made with Metropix ©2024

COUNCIL TAX BAND: G

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Three double bedrooms
- Two reception rooms
- Kitchen breakfast room
- Two bathrooms
- South facing patio & balcony
- Double garage