



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

### **£389,950 SHARE OF FREEHOLD**

This large penthouse level three bedroom apartment is situated within a gated development in the heart of Branksome Park which is just a short level walk to the shops, bars and restaurants in Westbourne whilst also being very close to the beach. The property offers bright modern accommodation throughout with fantastic views across the area.

Penthouse level | Three double bedrooms | Large lounge diner | Modern kitchen | Two bathrooms | Balcony | Double garage

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.



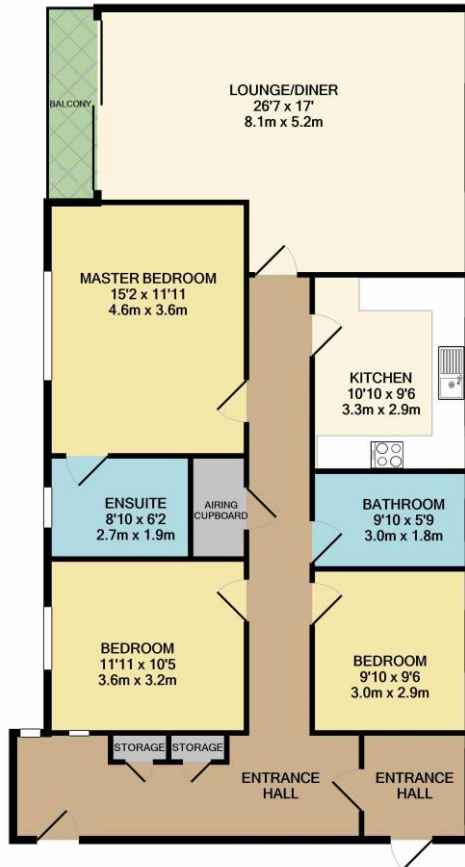
## DESCRIPTION

The property is situated on the seventh floor which can be accessed via stairs or lift through well-presented communal hallway is. A private front door then leads into the large entrance hall which houses several storage cupboards an airing cupboard and doors to principal rooms.

There is an exceptionally large lounge diner with dual aspect windows and a sliding patio door onto the balcony making it a very bright room that enjoys far reaching views across Branksome Park and out to sea. The balcony benefits from bifold doors which allow it to be closed off in the colder months and open as desired. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are three generous bright double bedrooms with the added benefit of fitted wardrobes and a modern en-suite bathroom to the master bedroom. The family bathroom is fitted with another contemporary suite to include large walk in shower, WC and wash hand basin.

A double garage is conveyed with the apartment with full power and light.



TOTAL APPROX. FLOOR AREA 1233 SQ.FT. (114.6 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.  
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*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

**SERVICE CHARGE:** £3100 per annum

## AT A GLANCE

- Penthouse level
- Three double bedrooms
- Large lounge diner
- Modern kitchen
- Two bathrooms
- Balcony
- Double garage