



KENSINGTON COURT, BURTON ROAD, POOLE, BH13

£525,000 SHARE OF FREEHOLD

A bright and very spacious three bedroom apartment which is situated in the quiet tree lined Burton Road in Branksome Park. The popular shops and restaurants of Westbourne are a short level walk away and the award winning beaches are also nearby. Offered with vacant possession.

Third floor | Three double bedrooms | Two bathrooms | Modern kitchen |
Two reception rooms | Sun terrace & balcony | Double garage | Level walk
to Westbourne

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

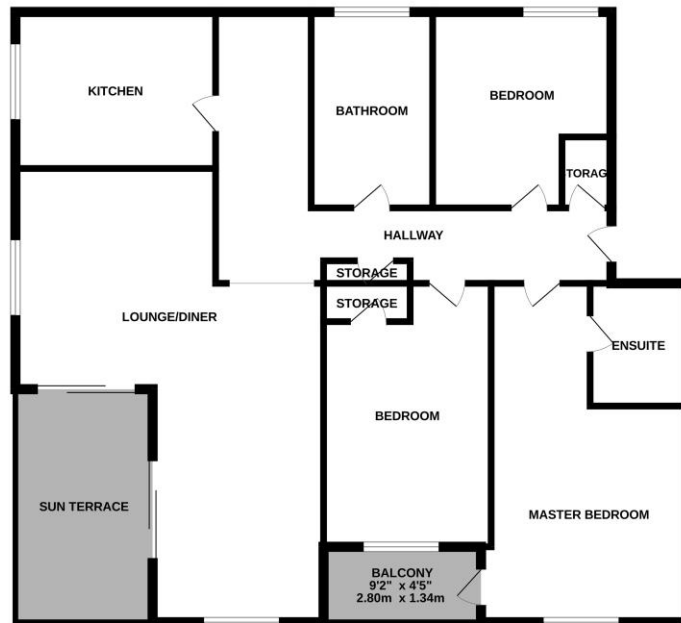
The apartment is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

There is a large lounge which benefits from dual aspect windows and access through patio doors onto the sun terrace. The dining area is open plan to the lounge, there is ample space or sizeable table and again access onto the sun terrace. The kitchen is fitted with the range of base eye level work units integrated appliances.

There are three good size double bedrooms. The master bedroom has the added benefit of an ensuite shower room and access onto a second sunny balcony. Family bathroom is tiled and comprises of a suite to include WC, wash hand basin inset into a vanity unit, a panel bath and a walk-in cubicle shower.

A double garage is conveyed the property which benefits from electric up and over door and power and lighting within the garage.

1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq ft (109.1 sq.m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, fittings 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 MyPlan 12/2024

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: D

TENURE: Share of Freehold 981 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3980 per annum

AT A GLANCE

- Third floor
- Three double bedrooms
- Two bathrooms
- Modern kitchen
- Two reception rooms
- Sun terrace & balcony
- Double garage
- Level walk to Westbourne

Westbourne | 01202 767633 |

Winkworth