



**Western Road,
Branksome Park, BH13**

B E R K E L E Y S

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A beautifully presented three bedroom ground floor apartment, benefiting from south/westerly facing patio, located in the popular area of Branksome Park.

£500,000 Share of Freehold

Branksome Gate enjoys an enviable position just off The Avenue on Western Road. Westbourne is within half a mile with its shopping centre, extensive bars, restaurants and Victorian shopping centre. The beach at Branksome Chine is within a mile and benefits from a delightful promenade along the coast to Bournemouth and Hengistbury Head in one direction and Sandbanks in the other. Poole Harbour, with its yachting marinas is within 2 miles, and Parkstone championship golf course can be found nearby.

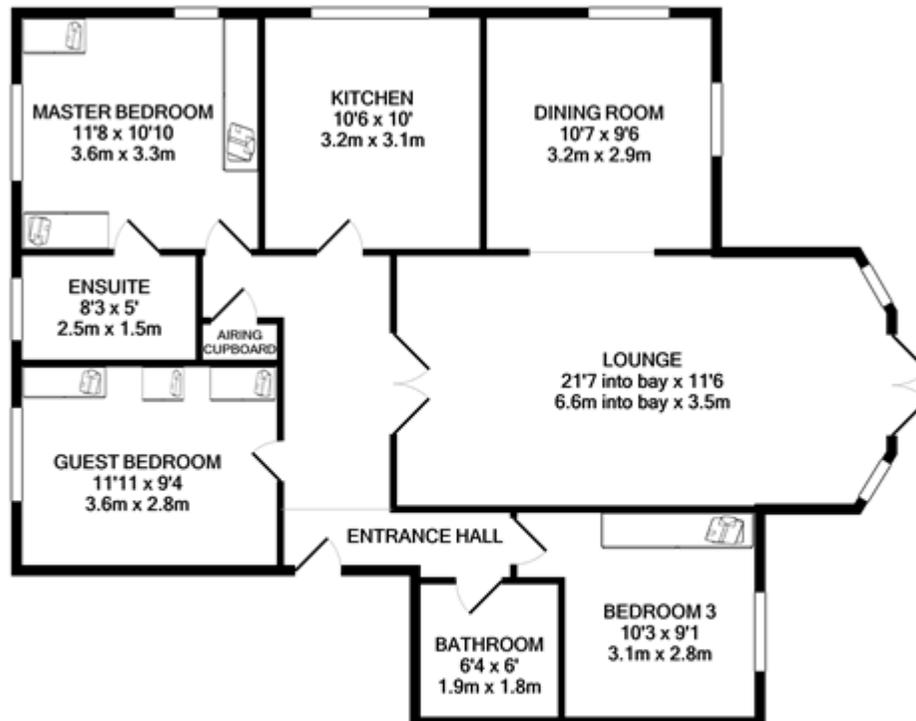


The accommodation extends to approximately 994 sq.ft.

- Spacious entrance hallway with video entry phone system
- Large 21ft living room with French doors leading out onto south/westerly facing patio and communal grounds
- Separate dining room with views over manicured grounds
- Modern fitted kitchen with integrated appliances
- Master bedroom, with fitted wardrobes and modern ensuite shower room
- Guest double bedroom with fitted wardrobes
- Third bedroom (currently used as a study) with fitted wardrobes and views over manicured grounds
- Modern family bathroom with overhead shower
- South/West facing patio
- Airing cupboard
- Two allocated parking spaces (one located underground and one on the surface)
- Private store cupboard located in communal hall
- Visitor parking
- Communal grounds
- Share of freehold (recently purchased by current owners)
- Service charge £3400 per annum (paid half yearly)
- Council tax band F

(Correct at time of print)





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TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

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