



**Ilex Court, Ettrick Road,
Branksome Park, BH13**

B E R K E L E Y S

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A stunning duplex penthouse situated in a highly desirable location; enjoying high specification and modern accommodation in an exclusive recently built gated development.

£1,195,000 Share of Freehold

Ilex Court is situated in the heart of Branksome Park, a short walk away from Branksome Chine with its stunning Blue Flag beach and promenade. Local amenities are found nearby with Westbourne and Canford Cliffs Village's both offering shops, restaurants and bars.

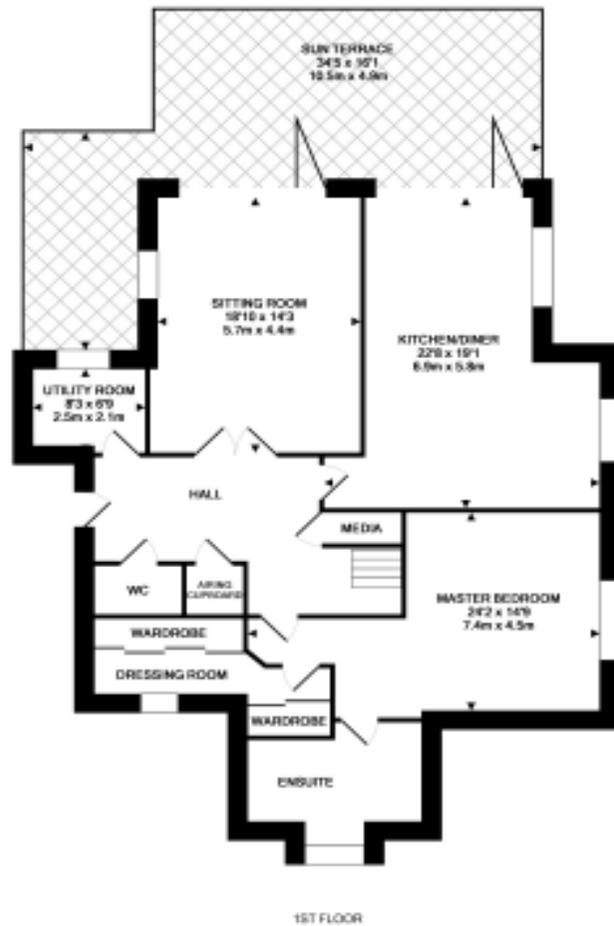
Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This luxury duplex apartment offers bright and spacious accommodation over two floors which measures approximately 2,356sqft.

- Large entrance hallway with storage, alarm controls, video entry system, WC and cupboard with media controls
- Professionally designed dual aspect kitchen/diner with by folding doors onto the sun terrace, ample fitted storage, breakfast bar and Quartz stone work surfaces
- Integrated kitchen appliances include; two self-cleaning 'Siemens' ovens with gas hob, extractor, microwave, coffee machine, pop up TV, dishwasher, wine fridge and two 'Smeg' fridge freezers
- Spacious dual aspect sitting room with bi-folding doors onto the large south facing sun terrace
- Separate utility room with Quartz stone work surfaces
- Master suite with dressing room with fitted wardrobes and en suite benefitting from 'Villeroy & Boch' sanitary ware, thermostatic shower and recessed TV over bath
- Three further double bedrooms located on the second floor (two benefitting from fitted wardrobes)
- Two further second floor luxury bathrooms; one en suite and one 'jack and Jill' to bedroom two.
- Intelligent LED lighting to some rooms, gas fired under floor heating, double glazing
- Control 4 remote multi zone under floor heating and alarm system controlled via mobile phone
- Large southerly aspect sun terrace with glazed balustrade
- Beautifully kept communal areas with lift to all floors
- Garage with allocated parking for 4 vehicles
- Service charge £3,751 per annum (paid half yearly)
- Council tax band G





1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2256 SQ.FT. (210.0 SQ.M.)
(All measurements have been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should not be used as a basis for any purchase or purchase. The services, systems and appliances shown hereon have not been tested and regulated as to their operability or efficiency capabilities. Made with iMetreplus CS05)



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