



PINE PARK MANSIONS, WILDERTON ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£245,000 SHARE OF FREEHOLD

An extremely well presented two double bedroom ground floor apartment set within this popular purpose built development situated in the heart of Branksome Park. The property is modern throughout and enjoys direct access onto the beautiful communal gardens. Offered with vacant possession.

Ground floor | Two double bedrooms | Lounge diner | Modern kitchen | Contemporary bathroom | Good storage | Balcony | Direct communal garden access | 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 property is situated in a superb position on the ground floor backing directly onto the landscape communal gardens. Access is via a commute entrance with well presented communal hallways.

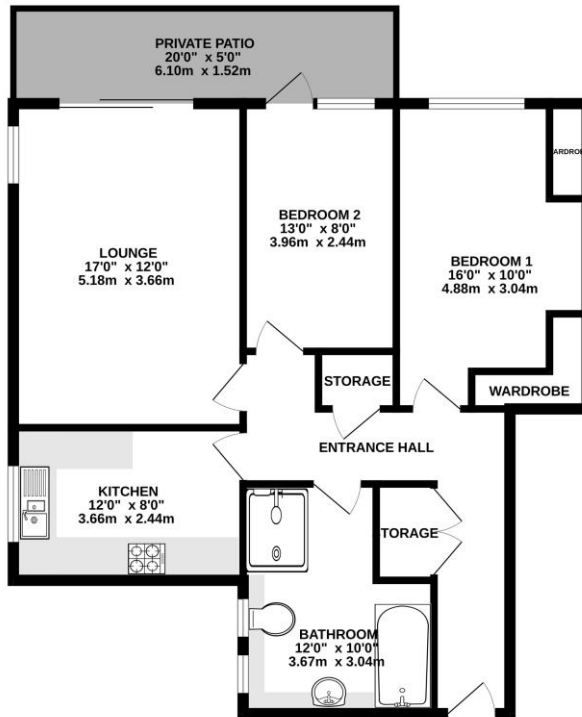
A private front door leads into the entrance hall which runs the length of the apartment, houses the airing cupboard, a storage cupboard and doors to principal rooms.

The lounge is a good size with ample room for a dining table. There are dual aspect windows and sliding patio doors which lead out onto the private balcony. The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with large windows enjoying views over the communal gardens . The second bedroom has a patio door leading out onto the balcony. And the master bedroom has the added benefit of fitted wardrobes. The contemporary bathroom is a particular feature of the property with suite comprising of a hidden system WC, wash hand basin set into a vanity unit, a panel bath and a double size walk-in cubicle shower with wall mounted power shower. There is also a large wall mounted heated towel rail alongside underfloor heating.

The balcony is a superb size and leads directly onto the communal gardens which are laid to lawn with mature shrub and tree borders. A garage is conveyed with the property.

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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.
Made with floorplan 02024

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: C

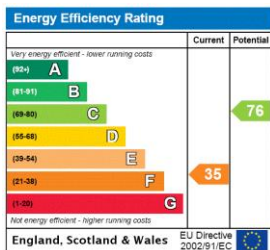
TENURE: Share of Freehold 946 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2200 per annum

AT A GLANCE

- Ground floor
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- Modern kitchen
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