



## ASHTON COURT, WESTERN ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

### **£285,000 SHARE OF FREEHOLD**

An exceptionally bright south facing top floor apartment situated within the heart of Branksome Park with two double bedrooms, sunny balcony, ample storage, large lounge diner, beautiful communal grounds, allocated garage, ample visitor parking and offered with vacant possession.

Two Double Bedrooms | Top Floor | Bright Rooms | Ample Storage |  
South Facing | Balcony | Beautiful Communal Grounds | Garage | No  
Chain

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

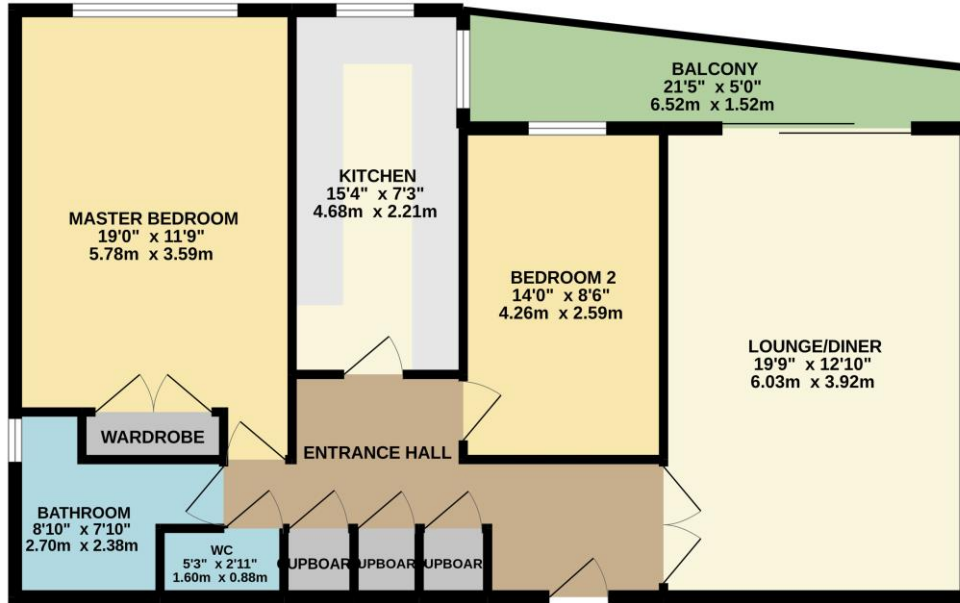
The property is accessed via exceptionally well presented communal hallways where stairs or a lift lead to the top floor and private entrance to the apartment itself. The entrance hallway includes doors to principal rooms, several storage cupboards as well as a separate WC.

The south facing lounge diner is a very spacious room with direct access onto the sunny balcony which enjoys beautiful views of the well manicured communal gardens and mature trees beyond. The kitchen comprises a range of base and eye level work units with space and plumbing for domestic appliances. There is a south facing window with garden views and one onto the balcony too.

There are two generous double bedrooms, the master of which benefits from a large fitted wardrobe as well as ample space for further storage as required. There is scope for an en suite to be created within this space. The main family bathroom is tiled and comprises panelled bath, shower and wash hand basin.

Outside an allocated garage is conveyed with the apartment.

TOP FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.  
Whilst 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.  
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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: D**

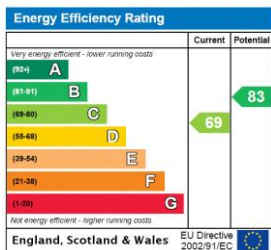
**TENURE:** Share of Freehold 934 YEAR LEASE

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2600 per annum

**AT A GLANCE**

- Two Double Bedrooms
- Top Floor
- Bright Rooms
- Ample Storage
- South Facing
- Balcony
- Beautiful Communal Grounds
- Garage
- No Chain



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