



GROVELANDS, BURTON ROAD, POOLE, DORSET, BH13

£550,000 SHARE OF FREEHOLD

A bright spacious and modern two double bedroom ground floor apartment set within this gated development on the popular tree lined Burton Road. Comprising contemporary accommodation throughout with high specification fittings, two private patios and secure parking. Offered with vacant possession.

Gated development | Ground floor | Two double bedrooms | Two contemporary bathrooms | Large lounge and dining area | Bespoke fitted kitchen | Two private patios | Secure parking | Vacant possession

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

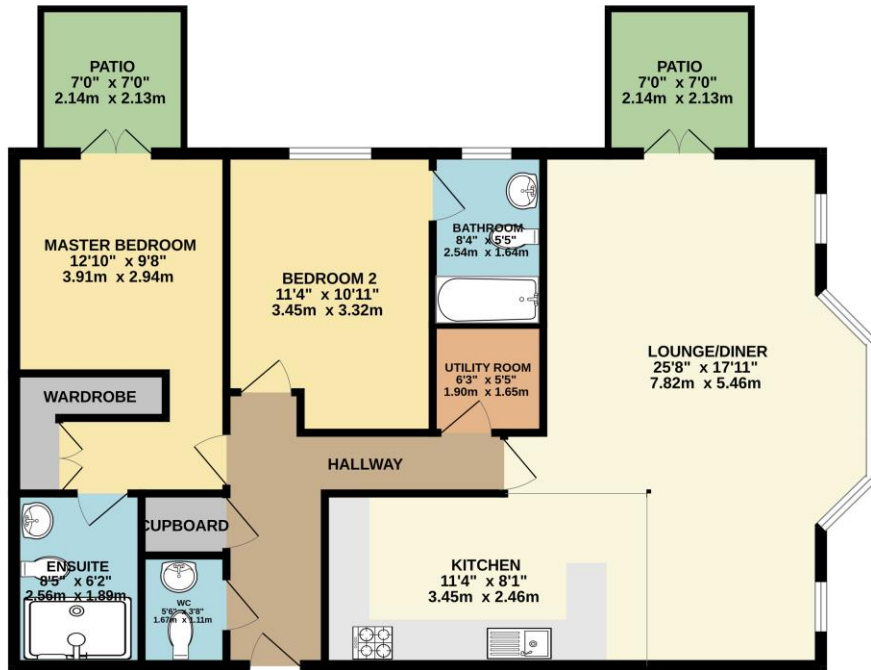
This stunning ground floor flat is situated in a gated six year old development in Branksome Park. Perfect for couples or second home owners looking for a luxurious retreat, this property boasts two double bedrooms, two modern bathrooms (including an ensuite to the master bedroom), an exceptionally large lounge with a dining area, and a bespoke contemporary kitchen complete with wooden shutters throughout.

Enjoy the convenience of two private patios, perfect for al fresco dining or simply relaxing in the sunshine. There is secure off-road parking behind electric gates for one car and additional visitor spaces.

Located just a short walk from the popular facilities in Westbourne, you'll have easy access to a selection of shops, cafes, and restaurants. Plus, the award-winning beach is within walking distance, ideal for enjoying tranquil seaside strolls or soaking up the sun on the sand.

With good transport links nearby, you'll have the convenience of exploring all that the area has to offer.

GROUND FLOOR
1002 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.0 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: F

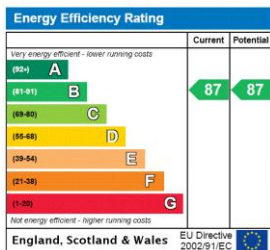
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2800 per annum

AT A GLANCE

- Gated development
- Ground floor
- Two double bedrooms
- Two contemporary bathrooms
- Large lounge and dining area
- Bespoke fitted kitchen
- Two private patios
- Secure parking
- Vacant possession



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