



CLARENDON HOUSE 46-48, TOWER ROAD, POOLE, DORSET, BH13

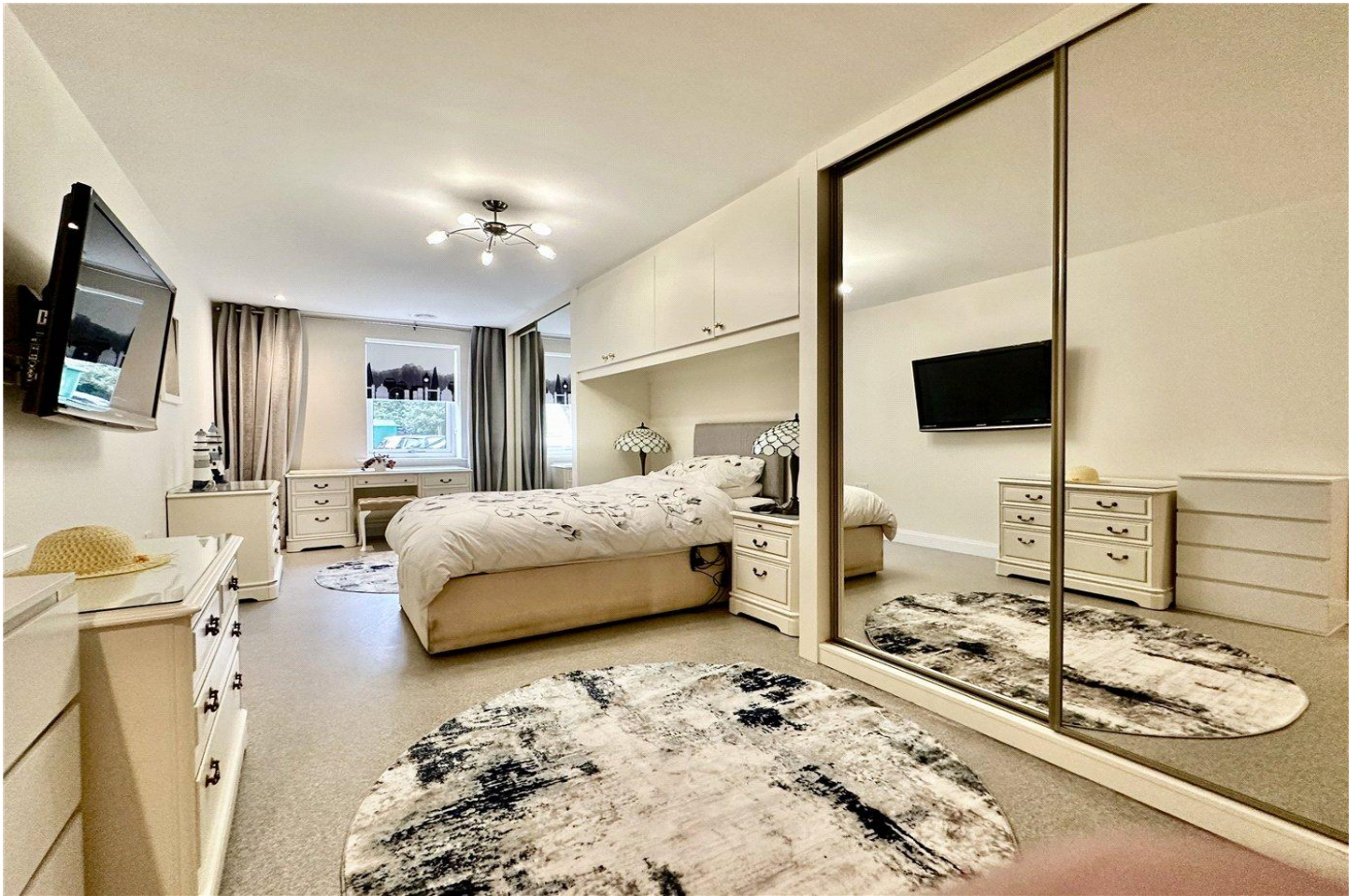
£420,000 LEASEHOLD

An immaculately presented two bedroom ground floor retirement apartment with direct access to a private patio. Situated just a short level walk away from Westbourne and good transport links.

Age exclusive retirement apartment | Two double bedrooms | Lounge diner | Modern kitchen | Two bathrooms | Wheelchair accessible throughout | Communal lounge | House manager

Westbourne | 01202 767633 |

Winkworth

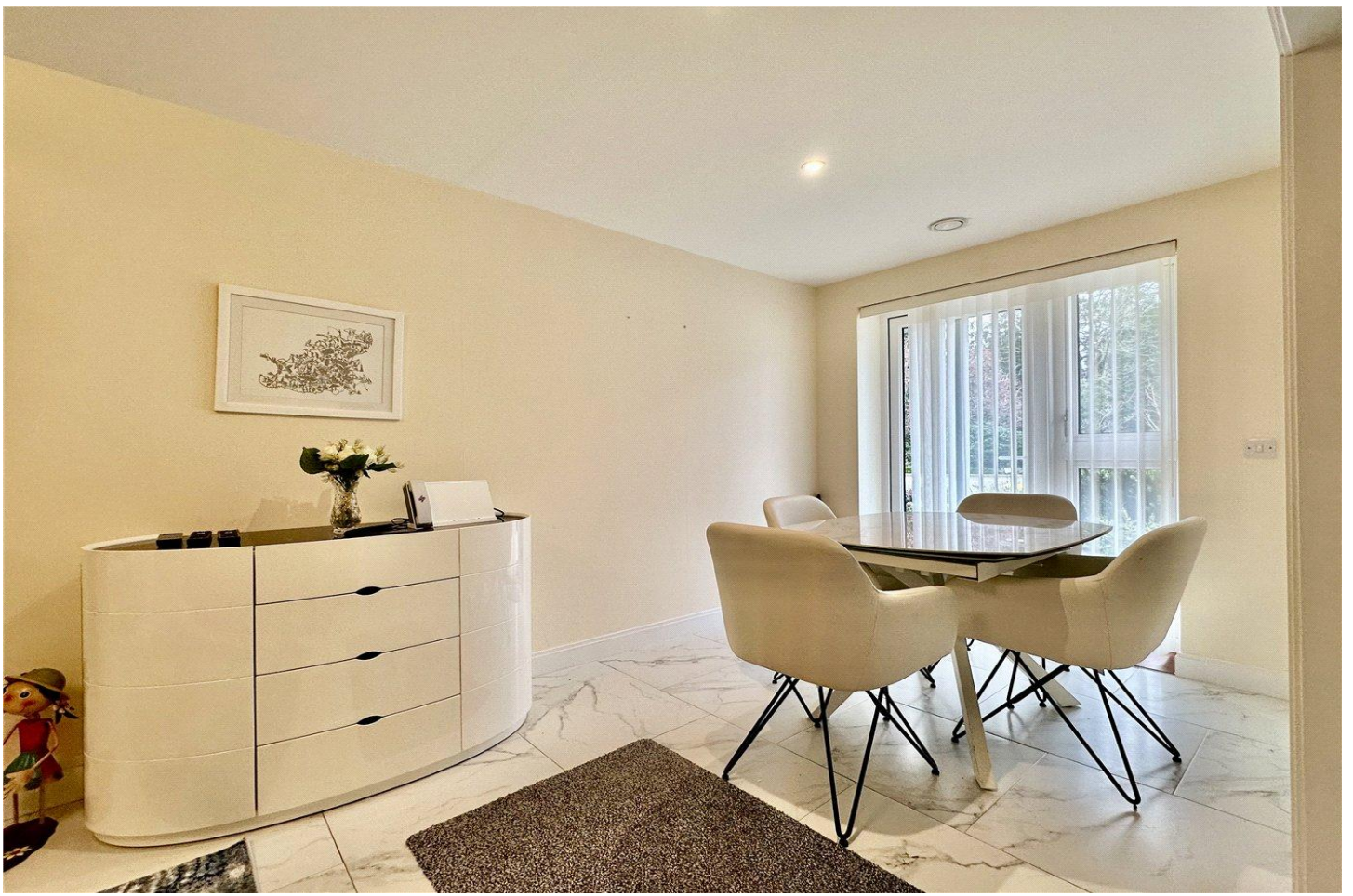


LOCATION

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.

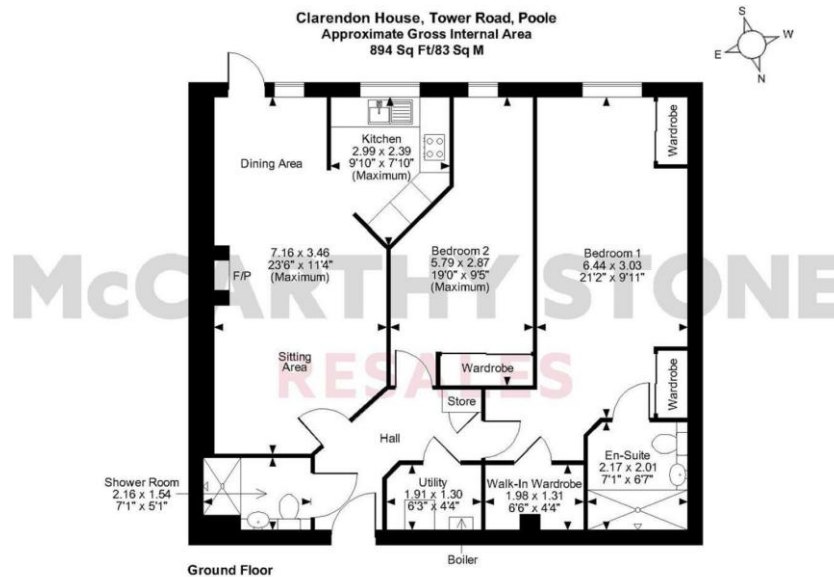


DESCRIPTION

An immaculate age exclusive retirement apartment located in the sought-after area of Branksome Park.

This ground floor apartment boasts two spacious double bedrooms, a comfortable lounge diner, a modern kitchen, two bathrooms, and is wheelchair accessible throughout. The property also features a communal lounge and a house manager for added convenience and peace of mind.

Residents can enjoy resident parking and a short, level walk to the shops in Westbourne, as well as easy access to good transport links and the beach. With a size of 894 sq/ft, this property is in excellent condition and is perfect for those looking for a convenient retirement development.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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: E

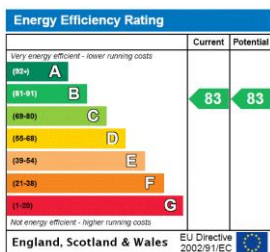
TENURE: Leasehold 993 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £4200 per annum

AT A GLANCE

- Age exclusive retirement apartment
- Two double bedrooms
- Lounge diner
- Modern kitchen
- Two bathrooms
- Wheelchair accessible throughout
- Communal lounge
- House manager



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