Western Court

39 Western Road, Branksome Park Poole, BH13 6EP

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£325,000 Leasehold - Share of Freehold

Hull Gregson Hull

Western Court

39 Western Road, Branksome Park Poole, BH13 6FP

- Two Bedroom First Floor Apartment
- Generous Accommodation
- Spacious Reception Room with Bay Window
- Large kitchen/dining room with windows to three aspects
- Principal Bedroom with walk in Wardrobe/Dressing Room
- Versatile walk in wardrobe
- Second Bedroom ideal for guests, children, or remote working
- Gas central heating
- Residents' parking
- Located close to beaches and excellent transport links

FIRST FLOOR APARTMENT IN DESIREABLE LOCATION WITH PARKING

In a sought after first floor position within the Western Court development, this rarely available two bedroom apartment offers well proportioned accommodation, combining character, generous room sizes, and an abundance of natural light throughout. This charming and generously proportioned apartment combines spacious living accommodation, excellent amounts of natural light, and a highly desirable location. With a large reception room, bright kitchen/dining space, impressive principal bedroom suite, and attractive communal surroundings, the property represents an exceptional opportunity for those seeking a comfortable coastal home in the heart of Branksome Park.

Upon entering the property, a welcoming central entrance hall provides access to all rooms, creating a practical layout. The apartment immediately impresses with the amount of space and airy atmosphere which is enhanced by large windows and greatly sized rooms.

The substantial reception room is a standout feature of the home. A beautiful bay window floods the room with natural light while providing an attractive focal point and pleasant outlook over the communal grounds. The room offers ample space for entertaining guests or relaxing.

The generously sized kitchen and dining room enjoys windows to three elevations, creating an exceptionally bright and inviting space. The room comfortably accommodates a dining table and chairs, making it perfect for everyday family meals or social gatherings. The layout provides excellent potential for modernisation and redesign, allowing future owners to create a contemporary kitchen/dining environment.

The impressive principal bedroom is exceptionally spacious. The room easily accommodates a king size bed alongside substantial bedroom furniture while retaining a feeling of openness. Adjoining the bedroom is a highly versatile walk in wardrobe, which could equally serve as a dressing room, nursery, hobby room, or home office offering flexibility.

The second bedroom would make an ideal guest bedroom, child's room, study, or dedicated workspace for those working from home. This room will comfortably fit a single bed and free standing furniture.

The bathroom is conveniently positioned off the main hallway and serves both bedrooms. The existing layout provides practical family accommodation, with scope for refurbishment if desired.

The property includes a parking space and access to communal gardens.

Western Court enjoys a prime position within Branksome Park. Residents benefit from a peaceful setting surrounded by mature trees and landscaped grounds, while remaining conveniently located for the award winning beaches of Sandbanks and Branksome Chine, as well as the amenities of Westbourne, Bournemouth, and Poole. Excellent transport links, shopping facilities, restaurants, and leisure amenities are all within easy reach.

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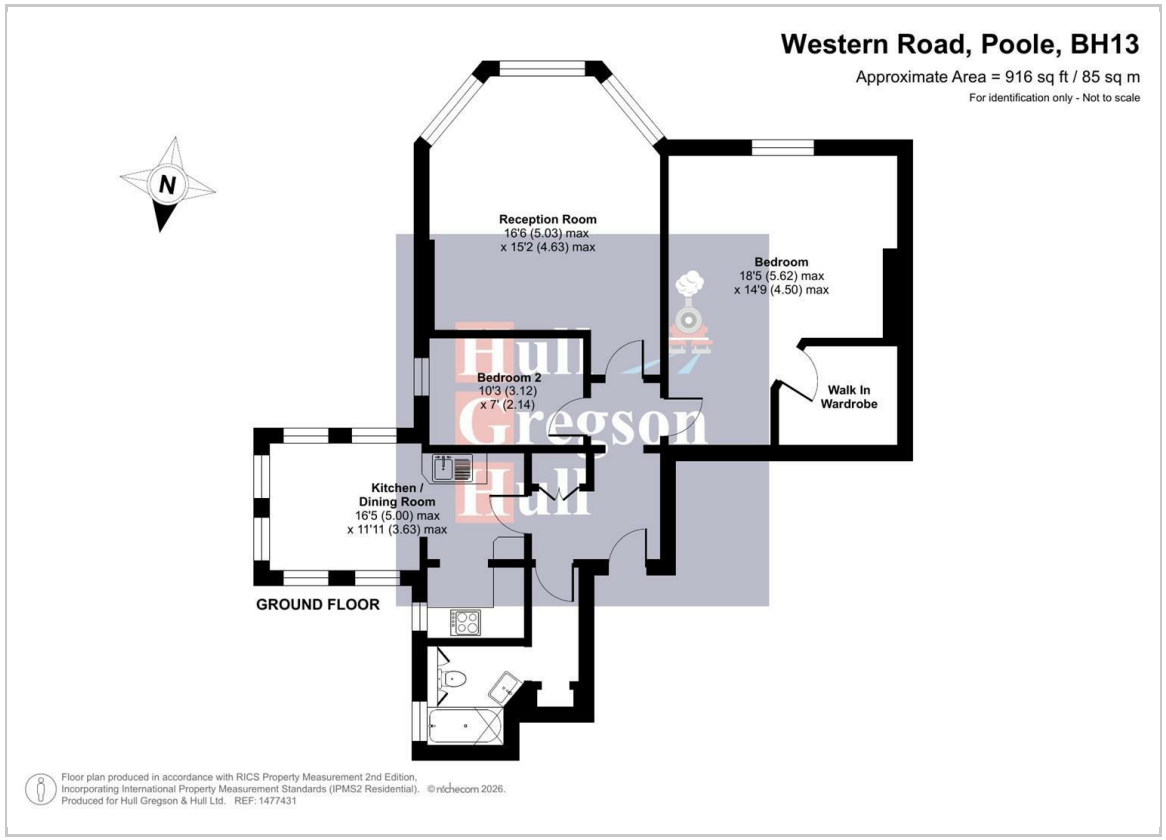
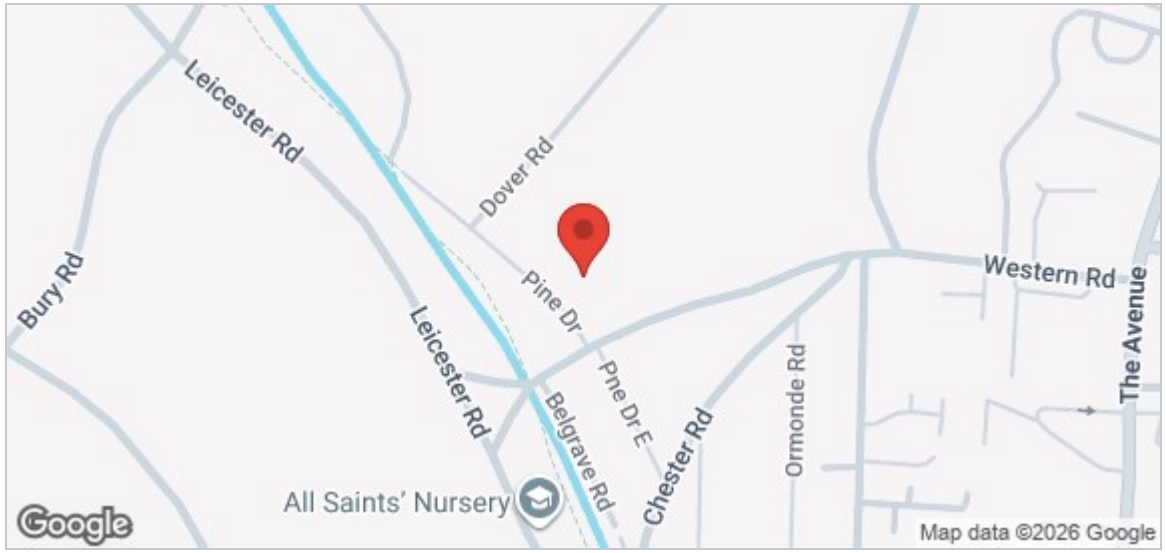




Reception Room
16'6" x 15'2" (5.03 x 4.63)

Kitchen/Dining Room
16'4" x 11'10" (5.00 x 3.63)

Bedroom One
18'5" x 14'9" (5.62 x 4.50)

Bedroom Two
10'2" x 7'0" (3.12 x 2.14)

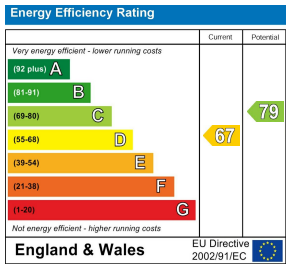
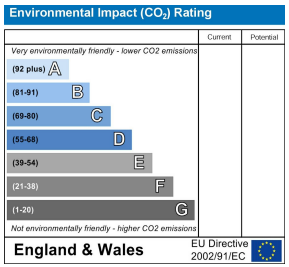
Bathroom

Parking

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: First Floor Flat
Property construction: Standard
Tenure: Share of the Freehold with lease length of 950 years. The Maintenance charge is approximately £2,000 per annum which includes water and maintenance insurance. Pets allowed with permission from the management company. Long term lets are permitted however Short term lets are not.
Mains Electricity.
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

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