



£405,000

The Gateway, 2 Wilderton Road West, Branksome Park, Poole, BH13 6EF



SAXE COBURG™

Property Experts







A spacious two bedroom third (top) floor apartment in excellent condition throughout. Situated in a popular location in Branksome Park, close to shops and bus routes and convenient to Westbourne village.

Set back and secluded from the road this gated development sits on a good size plot surrounded by mature trees. The apartment itself offers well proportioned accommodation comprising of a good size entrance hall with archways, large lounge/diner with floor to ceiling picture window, modern kitchen, sun room accessed from the lounge and kitchen, two double bedrooms, ensuite shower room and bathroom. There is the benefit of a large insulated and boarded loft storage area accessed via a pull-down ladder.

The kitchen is neat and modern with built-in oven and hob, from the kitchen sliding patio doors lead to a spacious sun room with high ceiling and double opening windows overlooking the communal grounds. Both the bedrooms are a good size with built-in wardrobes and storage, the ensuite to bedroom one has been modernised to create a spacious, luxury shower room. Externally - the block is approached via an archway with electronic gates, there is ample visitors parking and individual garages, the grounds are very well established and maintained comprising of lawned areas surrounded by shrub borders and trees.

Branksome Park is a popular leafy residential area with bowls and tennis facilities, from Branksome Park Woods there is a scenic walk leading to the white sands of Branksome Chine Beach which has been awarded blue flag status. The popular village of Westbourne is under a mile away offering a choice of independent shops and restaurants as well as an historic undercover Victorian shopping arcade. Bournemouth town centre with a wider selection of shops and eateries is just 2 miles away. There is a direct train line to Waterloo, London from Branksome Station which is approximately 0.3 miles away.

Tenure: Share of freehold with an underlying lease

Service charge: Approx. £1100 per half year (includes water and sewerage rates)

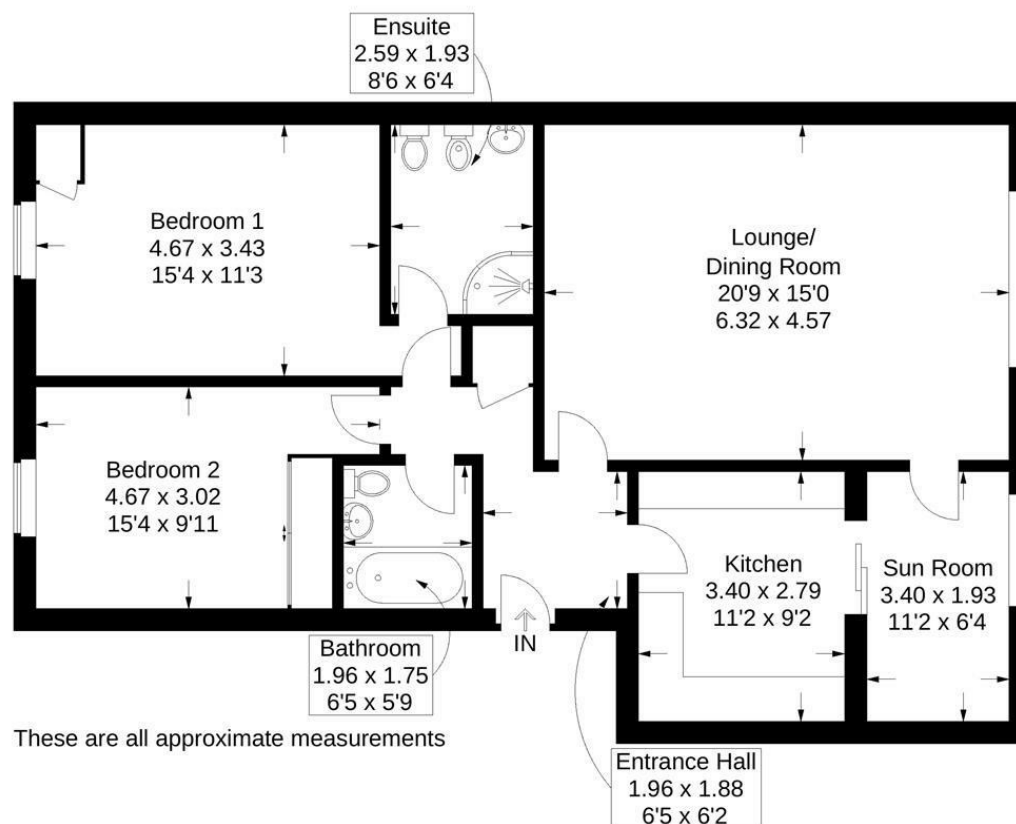
FEATURES & SPECIFICATIONS

- Share of Freehold
- Enclosed sun room
- Passenger Lift
- Garage & visitor parking
- Well maintained grounds
- Luxury ensuite
- Video entry system
- UPVC double glazing
- Useful loft storage area
- Combi boiler with service history



Wilderton Road West, Branksome Park, Branksome

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft

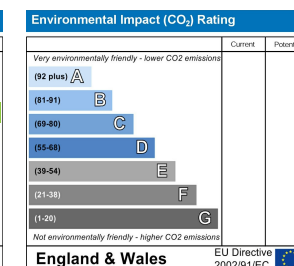
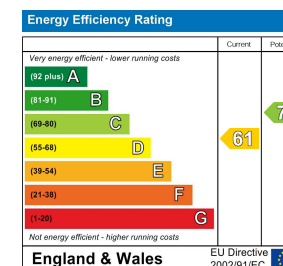


Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





www.saxecoburg.co.uk

716 Christchurch Road, Bournemouth, Dorset, BH7 6BZ

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts