



Duplex apartment close to shops and beach

Branksome Park, Poole

Leasehold - Guide Price £550,000



2 Bedrooms • 2 Bathrooms (2 en-suite) • W/C •
Kitchen/Living Room • Utility Room • Storage Room •
Allocated parking space • Communal bicycle store

Local information

Grovelands is an exclusive collection of 2 and 3 bedroom apartments and one stunning penthouse set within a secluded, tree-lined enclave in desirable Branksome Park, and approx. 450 metres to the vibrant village of Westbourne which has an arrange of shops and restaurants.

Westbourne shops 450m
Branksome Chine Beach 1.2miles
Bournemouth 1.3miles
Canford Cliffs 1.5miles
Sandbanks 3.1miles
Poole 4 miles
Bournemouth Airport 6.9 miles
Branksome Station 0.8 miles
London 1hr 50min by train
All times and distances are approximate

About this property

Offered for sale is a superb two bedroom duplex apartment, which is entered on the second floor. The apartment enjoys private access from a private unshared communal hall.

On entering the spacious hallway there is a separate utility area with fitted wall units, plumbing for a washing machine and tumble dryer, and large storage area in the eaves.

The well-proportioned kitchen/living room features a designer kitchen with integrated appliances including an AEG fridge/freezer, Siemens induction hob, oven, microwave and NEFF dishwasher.

Continuing from the hallway is Bedroom 2 with built in

wardrobes and en-suite shower room.

On the upper level is the master suite with built in wardrobes and a sunny balcony benefitting from storage cupboards and outside lighting.

Both en-suites feature sanitary ware by Porcelanosa, chrome taps and fittings, a chrome towel rail and a mirrored storage cabinet.

Additional features include:
•Lift

•Video door entry system

•Gas fired under floor heating

•Cat6 cabling to lounge and bedrooms

•TV and phone points to bedrooms

•Additional power points installed by owner

•Allocated parking space and two visitors car park spaces

•Pets permitted under licence

•Remainder of 10yr Premier Guarantee

Tenure

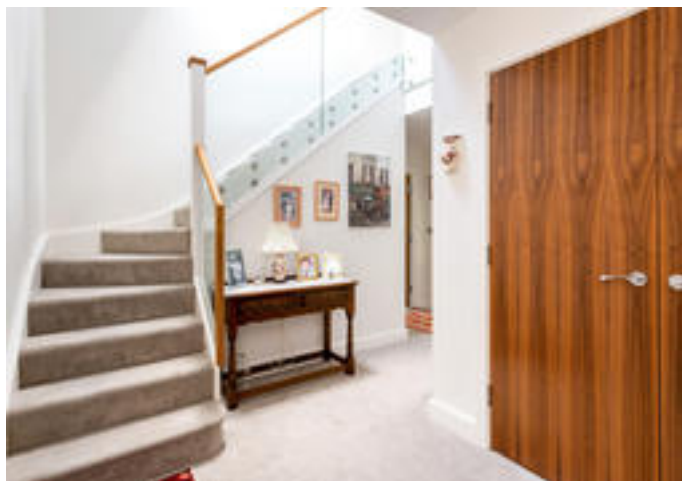
Leasehold - Guide Price
£550,000

EPC rating = B

Viewing

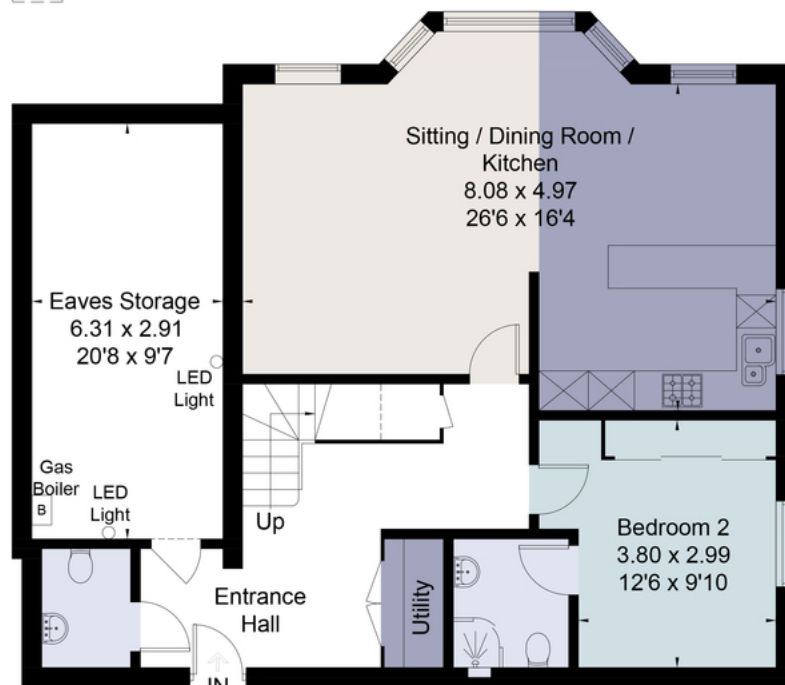
Strictly by appointment with Savills



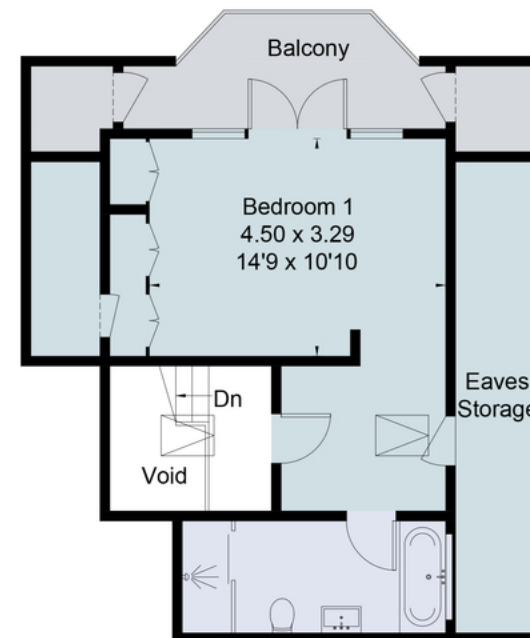


Approximate Area = 151.8 sq m / 1634 sq ft
(Including Eaves Storage / Excluding Void)
Including Limited Use Area (35.3 sq m / 380 sq ft)
For identification only. Not to scale.
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[] = Reduced head height below 1.5m



Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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