



1 Parkbury, 14-16 Balcombe Road, Branksome Park, Poole, BH13 6DY

B E R K E L E Y S

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A wonderful ground floor apartment enjoying bright and spacious accommodation, with a private south facing sun terrace, situated in an exclusive gated development.

£800,000 Share of freehold



Parkbury is a gated development situated in the heart of Branksome Park, a short walk away from Branksome Chine with its stunning Blue Flag beach and promenade. Local amenities are found nearby with Westbourne and Canford Cliffs Village's both offering shops, restaurants, and bars.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This delightful ground floor apartment offers accommodation extending to approximately 1490 sq.ft.

- Entrance hallway with entry phone system, multiple store cupboards, and a full alarm system.
- Large living room, with access out onto a private south facing sun terrace.
- Adjoining to the living room is a dining room.
- Separate fitted kitchen with integrated appliances.
- Separate utility room.
- Primary bedroom with fitted wardrobes, and ensuite bathroom.
- Second double bedroom with fitted wardrobes.
- Third double bedroom (could be used as an office) with fitted wardrobe.
- Separate family bathroom.
- Separate guest cloakroom.
- Double garage with electric door.
- Spacious south facing private sun terrace, enjoying views over the beautiful landscaped communal gardens.
- Gated development.
- Gas central heating throughout.
- Service charge: £731.74p per quarter (please note apartment 1 does not have to pay towards the lift maintenance).
- Council tax band G.
- EPC rating: C.

(Correct at time of print)



GROUND FLOOR
1490 sq.ft. (138.5 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 sq.m.) approx.

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