







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 I does not have to pay towards the lift maintenance).
- · Council tax band G.
- EPC rating: C.

(Correct at time of print)

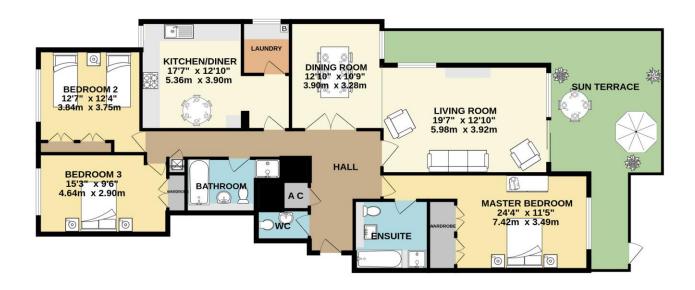






PROPERTY AGENTS · CHARTERED SURVEYORS · EST | 99|

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



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

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, srooms and any other liters are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 2024



## DISCLAIMER:

YOUhome Ltd, trading as Berkeleys, ("Berkeleys") for itself and as agent for the vendor(s) or lessor(s) (as appropriate) gives notice that: 1. These particulars are only a general outline and an approximate guide to the property, and do not constitute in whole or in part an offer or a construct on for the tradition of mouth or in writing ("information") is to be relief upon as a statement or represtation of fact and Berkeleys cannot guarantee the accuracy of any description, dimension, reference to condition and features, necessary permissions for use and occupations acting on its behalf journal points are given without responsibility on the part of Berkeleys, (including any of its employees and those persons acting on its behalf journal points agent has any authority to make any representation or warranty or enter into any contract whatsoever in relation to the property. Berkeleys has not tested any services, equipment or facilities and therefore nothing order. 2. The photographs show only certain parts as appects of the property appeared at the time they were taken. No assumptions should be made in respect of parts of the property not shown in photographs and actual be determined to the property and the property and the property one shown in photographs and actual of the property shown in photographs an







Berkeleys is the trading name of the Canford Cliffs office of YOUhome Ltd operating at 1-3 Haven Road, Poole BH13 7LE. YOUhome Ltd's registered office is at 121 Notting Hill Gate, London W11 3BL. Our company registration number is 05132652.

01202 708383 info@berkeleys.com www.berkeleys.com Viewing by Appointment