

HOME OF DISTINCTION



Branksome Park



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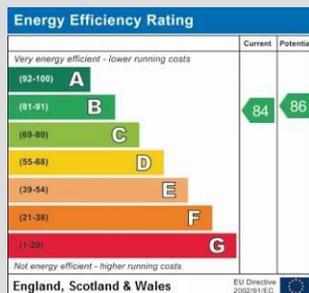
## The Orchard, 12 Balcombe Road, Branksome Park, Poole BH13 6DY

### AN IMMACULATE AND SPACIOUS APARTMENT

- Entrance hall • Lounge/dining room
- Kitchen/breakfast room • 3 Double bedrooms
  - 3 Bathrooms • WC
  - Utility Room • Sun room
- Large balcony • Underfloor heating
- Double glazing • Secure parking • Lift

(ref:905797)

**£795,000**



This stunning and spacious apartment is located in the sought after and prestigious area of Branksome Park, being close to Westbourne, Canford Cliffs and Bournemouths many award winning beaches.

The apartment is located on the first floor of this prestigious development of only eight luxury apartments and can be accessed by the secured gated entrance and lift service.

There is welcoming entrance hall with marble tiled floor and useful a storage cupboard. Double doors from the hall lead into the glorious lounge/dining room which in turn leads to the enclosed sun room and large balcony offering views over the extremely well maintained communal grounds. The kitchen/breakfast room is fitted to an extremely high standard with a range of and wall mounted units, granite work tops, central island, Neff integrated appliances which include eye level oven and microwave, induction hob with cooker hood over, dishwasher and American style fridge/freezer.

The master bedroom has a range of bespoke built in wardrobes, a luxury en suite bathroom with a bath and separate shower and access out on to the fabulous balcony. An inner hallway gives access to two further lovely double bedrooms, both of which have fitted bespoke wardrobes and en suite facilities. There is also a utility room which has a range of units with a sink and space and plumbing for appliances. There is also separate WC which is accessed from the main entrance hall.

There is secure underground parking for 2 vehicles along with a lockable storage room.

Further benefits to this immaculate and well maintained apartment include underfloor heating throughout, underfloor heating, double glazing and superbly maintained communal landscaped grounds.







Brochure prepared by Dominic Allen

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**PLEASE NOTE** Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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Lounge/Dining Room	8.25m (27'1) x 6.44m (21'2)
Kitchen/Breakfast Room	6.05m (19'10) max x 3.66m (12'0)
Master Bedroom	9.03m (29'8) max x 3.54m (11'7)
En Suite Bathroom	3.81m (12'6) max x 2.32m (7'7)
Bedroom 2	5.24m (17'2) max x 3.17m (10'5)
En Suite Shower Room	2.34m (7'8) x 1.83m (6'0)
Bedroom 3	4.46m (14'8) max x 3.15m (10'4)
En Suite Shower Room	1.92m (6'4) x 1.83m (6'0)
Utility Room	1.94m (6'4) x 1.75m (5'9)
Sun Room	3.5m (11'6) x 3.32m (10'11)



This Floor Plan is for guidance only and is NOT to SCALE  
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