



Flat 7 Western Court,
39 Western Road, Poole,
BH13 6EP

£350,000

LARGE 2 DOUBLE BEDROOM APARTMENT,
WITH GARAGE AND PARKING FOR 2 CARS

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INTRODUCTION

Rare large conversion in an 1860 handsome property sat in sylvan grounds. The flat itself has a feel of a maisonette with high ceilings, stepped area and both front and back doors. Lots of parking.



- ◆ Rarely available 2 double bedroom apartment in lovely tranquil grounds
- ◆ Large space with high ceilings. The flat is 1,026 sq ft and the living room itself 284 sq ft
- ◆ Garage plus parking on the drive for 2 cars
- ◆ Large hall that would make ideal office space
- ◆ The feel of a maisonette with stepped areas and both a front and back door
- ◆ The owners have lived here for 16 years and have made considerable improvements
- ◆ Main bedroom has walk-in wardrobe and ensuite
- ◆ Share of freehold-999 year lease
- ◆ Pet friendly
- ◆ Lettings and holiday lettings permitted

PROPERTY DESCRIPTION

There are some rare stats about this property in that only one of the converted flats has been sold in the last 10 years. The current owners have been here for 16 years. It has a community feel. The owners manage the block themselves which keeps cost down and easy planning of communal works.

The main house dates back to 1860 and is a handsome building in sylvan surroundings. Set back from Western Road, it feels very tranquil. Character is an overused word but this building and grounds personifies that. For example the ceiling height in the hall and living room in the flat is 3.3 metres.

You cannot see the property from the road but up the drive past the grounds, you can park outside the building or in your garage. The community feel is exemplified by a communal sunken BBQ area and even communal drying lines hidden at the back of the property.

Once inside there are a few stairs up the 1st floor and then a communal entrance to just 2 flats. With steps down to the kitchen and both front and back doors there is a feel of a maisonette to the property.

It has a big wide and tall hall with lots of storage. There are covered over skylights which the new owners can expose if required. This is a perfect space for a home office. The living room is exquisite with 3 large sash windows forming a bay. And the jewel in the crown is the working fire, which is probably in its original fireplace. The main bedroom too is perfect with the owners having had built an en suite and walk in wardrobe.

The kitchen is down steps from the hall and again is a significant space with a breakfast bar that seats 4.

Over the time that the owners have had the property it has been redecorated (2020), a new kitchen, a new boiler, storage added, double glazing, an en suite and walk in wardrobe added.

The block itself has had most of the roof replaced in the last couple of years. The fire escape is about to be painted as are the external window sills and one of the communal areas is going to be refurbished.

ADDITIONAL INFORMATION:

Annual Council Tax: Band D £1,877.17 payable

Connectivity: Owners currently use Vodafone Superfast

TV: SKY is permitted

Energy Performance Certificate (EPC) Rating: C 69

Environmental Impact Rating: D 66

Lease: Share of freehold (999 year lease)

Service Charge: £400 per quarter (£1600 annual total). This includes contribution to the reserve fund.

Service Included: Buildings insurance, gardening, maintenance, **and each individual flats water and sewerage costs**

Reserve Fund: £2600 (May 2021)

Investor Information: Rental projection of £1300 per month (4.5% gross yield)

Pets: The flat is pet friendly

Lettings: Both holiday and long lettings are permitted

Viewings: With 24 hours notice

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PROPERTY DESCRIPTION



Entrance to Property & Garage

Up a drive off of Western Road, to parking outside the block. The garage for this property is opposite the entrance to this magnificent 1860 property in a peaceful sylvan setting.

Communal Hall

Up a small flight of steps to a carpeted communal hall for just 2 flats.

Hall

Part glazed front door. Inside there is a coat cupboard and a large shelved storage cupboard which the owners had built. Telephone entry security system. Huge hall. Ideal for an office space. It is carpeted and has a thermostatically controlled radiator. There were previously skylights which the new owners can expose. With a ceiling height of 3.3 meters and banisters overlooking the kitchen, the property has a feel of a maisonette.



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PROPERTY DESCRIPTION



Living room/Dining Area

Gorgeous large room with 3 sash windows with woodslat blinds forming a bay. The current owners have had all the windows double glazed. Carpeted, 2 thermostatically radiators, TV point. The fireplace, which is believed to be original has a fully working fire. Ceiling height is 3.3 metres.

Bedroom 2

Double bedroom with woodslat blinds to the double glazed sash window. Carpeted, thermostatically controlled radiator. TV point.



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PROPERTY DESCRIPTION



Kitchen

Down steps from the hall to the kitchen which the owners had fitted. Breakfast bar which seats 4 with a wine rack at its end. Oak effect work surfaces and cream high and low level 'handleless' storage units. On the breakfast bar side it is carpeted, to the kitchen side there are vinyl tiles. Fitted appliances include microwave, double oven, washing machine and gas hob with extractor hood. Part obscured window with venetian blinds, radiator and part glazed back door. The Vaillant EcoTEC Pro 28 boiler was new in 2014.

Family Bathroom

Laminate flooring, part tiled. Obscured window with venetian blinds. Bath with shower attachment, heated towel ladder, loo, sink. The owners have replaced both the bath and the loo.

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PROPERTY DESCRIPTION



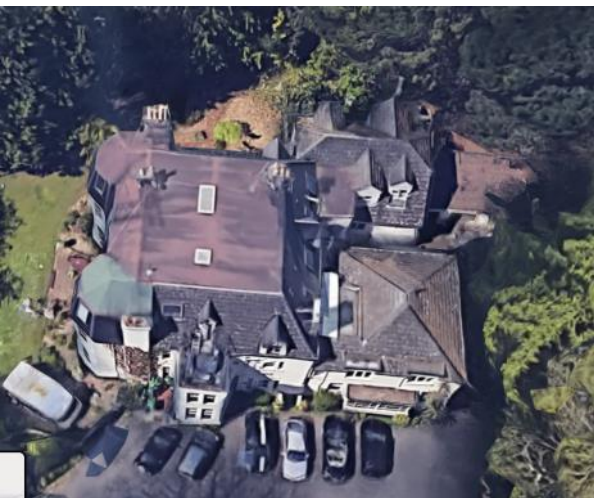
Bedroom 1

Carpeted, radiator, double glazed sash windows with woodslat blind, inset lights. TV point. The owners had the walk in wardrobe built.

En suite

Again the owners had this added. Tiled floor, part tiled walls, vanity sink, loo, heated towel ladder, extractor fan plus a large towel cubicle with waterfall shower.

PROPERTY DESCRIPTION

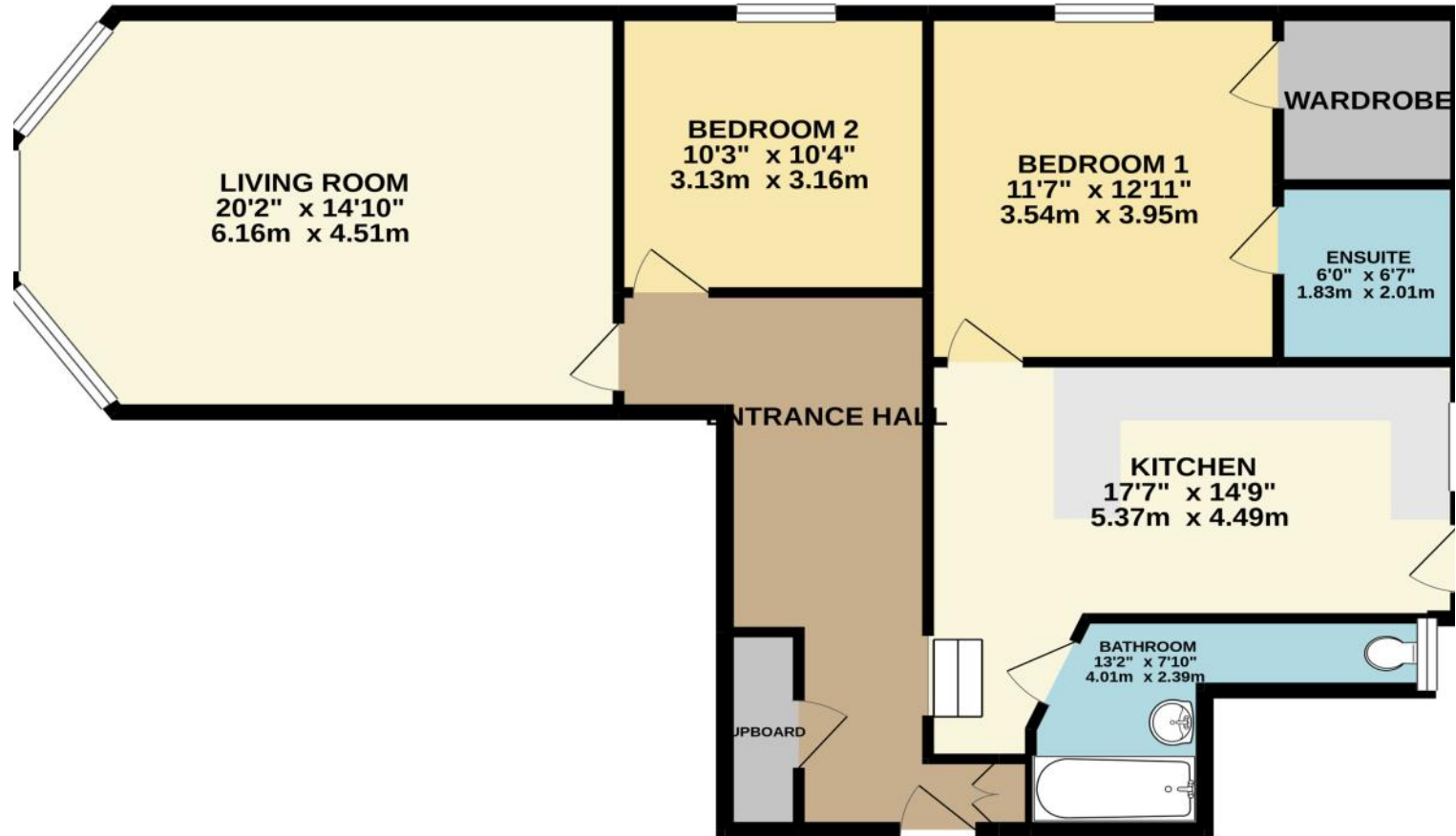


Outside

As well as the garage and parking, there are 3 communal spaces, somewhere to chill (being refurbished), a sunken BBQ area and an area for washing lines. Very much a community feel to this property.

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FLOOR PLAN
MID FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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.
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AREA DESCRIPTION

Western Court is within a 10 minutes walk of Branksome Chine beach making this location perfect for summer evening and weekend strolls along the promenade. At Branksome Chine itself is Branksome Beach Cafe, a great treat either before or after the walk for a coffee & cake or spot of lunch. There is a 7 mile stretch of award winning blue flag beaches to be enjoyed there is an array of other places to stop for food, drink or an ice cream. From Branksome Chine it is an easy stroll into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour; the 2nd biggest natural harbour in the world.

There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself, if it is body boarding, kite surfing or paddle boarding you are into you really would be spoilt for choice as the list goes on. And for energetic people Dorset's Jurassic coast is a key destination for walkers. This is over the chain ferry at Sandbanks, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone which is in the top 100 in the UK. Tennis courts and a green bowls lawn in Leicester Road are a short walk. Or a lazy day on Sandbanks beach is always good.

If you enjoy meeting friends for long lazy lunches or fancy a spot of shopping you have a number of options, especially if you don't want to take the car, Westbourne and Canford Cliffs village are both within walking distance.

Westbourne is full of an eclectic mix of eateries and coffee shops as is Bournemouth. The local Daily Echo ran a recent article 'Why Westbourne is foodie heaven'. Locally Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Dancing Duck, Indi's. Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub-The Porterhouse. And in Canford Cliffs, don't miss going to The Cliff pub.

There are some real 'treat' restaurants locally. On special occasions try out Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with the some of the most special views over Poole Harbour and Old Harry Rocks.

For shopping there is an M&S food store in Westbourne and a larger store Tesco or Lidl at Branksome , all walking distance from Western Court. For ladies the famous HND hairdressing and beauty salon is in the local Canford Cliffs village.

From Western Court you have easy access (less than 2 minutes) to the Wessex Way which is dual carriageway to the A31, from here you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within 9 miles and Branksome Railway Station is closeby and has direct routes to London(2 hours) and Manchester. And from Poole Harbour there are daily ferries to France and the Channel Isles.

Home or lock up and leave holiday bolthole or future investment with £1300 pcm rental income achievable now. Whichever is for you, you will not be disappointed



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LOCAL AREA



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Viewing by appointment through :

Albury & Hall (Canford Cliffs) Ltd. 32 Haven Road, Poole BH13 7LP

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