



Pine Park Mansions
1-3 Wilderton Road
Branksome Park BH13 6EB

A spacious two bedroom first floor apartment
which has been refurbished throughout & is just
a level walk away from Westbourne Village.
£277,500

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this bright and airy two-bedroom, first floor apartment which has been refurbished by the current owners.

Accessed via carpeted communal hallways a lift or stairs takes you to the first floor where the front door opens into the entrance hall with large walk-in storage cupboard and airing cupboard. The lounge/dining room has two heaters, double glazed side aspect window and double-glazed sliding doors onto the **SOUTH FACING BALCONY, length 29ft** with glass and stainless-steel balustrade. The refurbished kitchen has extensive base and eye level units, Zanussi induction hob with fitted extractor over, eye level double oven and space for fridge & separate freezer, space and plumbing for washing machine, dish washer and tumble dryer. Bedroom one has fitted wardrobes with hanging, shelving and sliding doors plus an additional single door unit with shelving and doors and a double-glazed side aspect window. Bedroom two also has a double-glazed side aspect window Both bedrooms have Rointe electric radiators. The shower room which has also been recently upgraded comprises wash hand basin, WC, large shower cubicle with wall mounted shower, heated towel rail, tiled floor and walls, Dimplex wall heater and a double-glazed window. Finally, the separate cloakroom which has a wash hand basin, WC, tiled floor and walls and a double-glazed window. A single garage is conveyed with the property plus a parking permit.

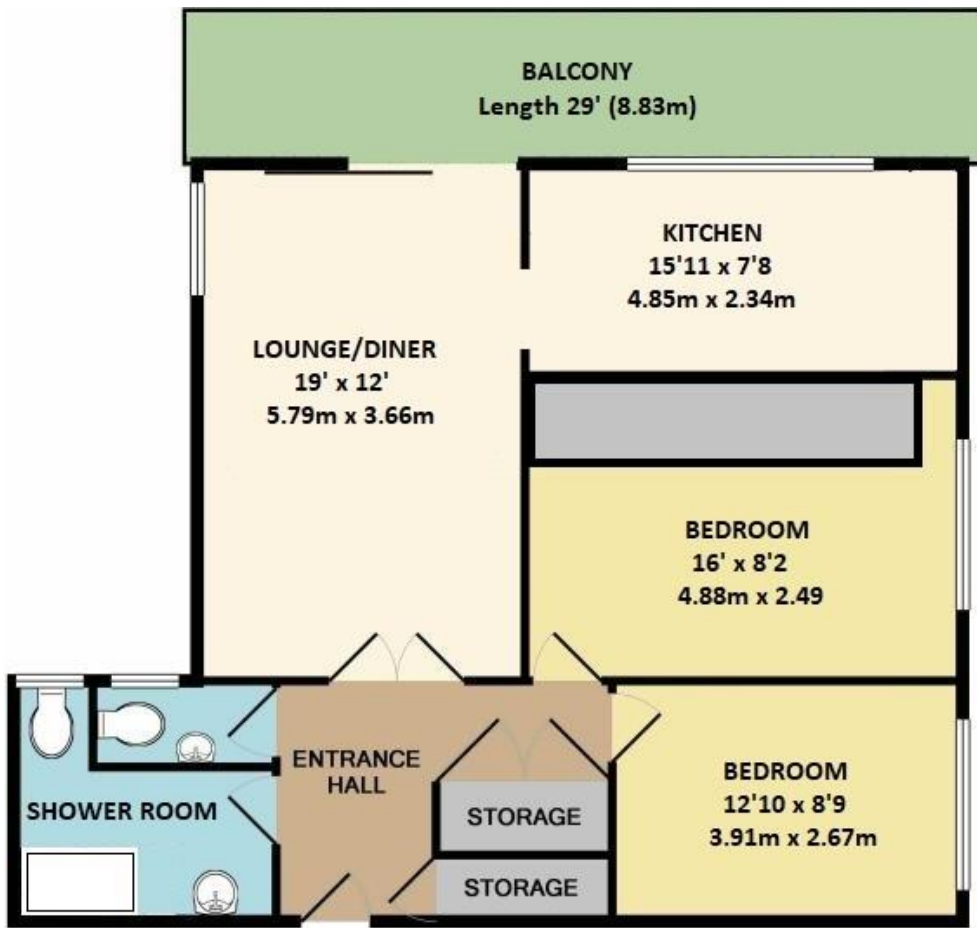
The property is situated in a prime residential location being just 150 yards from the local Tesco Superstore. Branksome Retail Park is a short distance away. Westbourne village is within walking distance with its array of cafes, bars and restaurants alongside exclusive boutiques and the usual High street facilities. Bournemouth town centre is just over a mile away with its comprehensive shopping, leisure and entertainment facilities. There are excellent public transport links nearby as well as easy access by road and rail to Southampton and London. Finally, the sea front at Branksome Chine is also within easy reach.

Tenure: Share in the freehold with a 999-year lease from 1970.

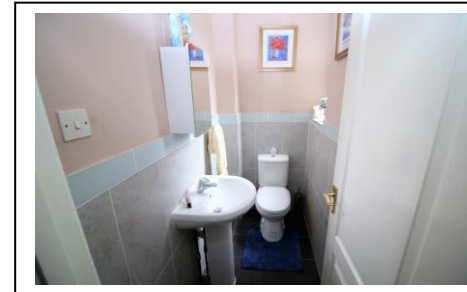
Maintenance: £500.00 per quarter.

Council Tax: BAND C.





This plan is NOT to scale & is for guidance purposes only



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and 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 items 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 services.

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