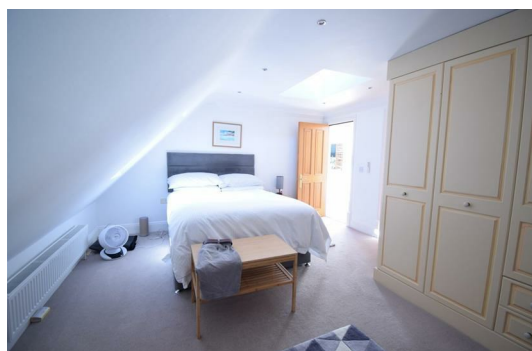




10 Etrick Road, Branksome Park, Poole, Dorset

Guide price £520,000

BRANKSOME PARK £520,000 Offers invited SHARE OF FREEHOLD. Thacker & Revitt are pleased to market this stunning penthouse style apartment located in a sought after road of Branksome Park. This well presented and spacious apartment is located on the second floor of a stunning character building and is offered with NO FORWARD CHAIN. Presented with two double bedrooms, both with modern en suite bathrooms. A real feature of this apartment is the long entrance hall with sky light roof creating lots of natural light. A good sized lounge dining room. Fully fitted oak wooden fronted kitchen with granite effect worktops and integrated appliances. There is a tandem length garage and the house is set in landscaped communal gardens. Easy access to Branksome Beach, Canford Cliffs, Poole, Bournemouth and Westbourne.



FRONT DOOR AND ENTRANCE HALL

28'11" x 7'11" (8.83 x 2.42)

Solid wooden front door leading into this impressive feature hall. Glass sky light roof creating lots of natural light into this room. At one end of the hall is a study area with built in furniture. Neutral decor and fitted carpet. There is wooden flooring under. Light switches and plug sockets. Doors to all main rooms. This is a real feature of the property. Two wall lights. Sky light window over the work area.

RECEPTION ROOM

13'8" x 26'5" (4.19 x 8.07)

Wooden door leading into this spacious reception room. Emulsion ceiling and walls and fitted carpet. Wooden framed window to side aspect and smaller framed window velux style. Light switch and TV and plug sockets. Two brushed metal wall lights and recess lighting.

KITCHEN

10'0" x 11'8" (3.06 x 3.56)

Wooden door leading into the galley style kitchen with white ceiling, emulsion painted walls and fitted wooden flooring. There is a Velux style window with fitted blind. A range of oak fronted wall, base and drawer units with fitted handles. Dark Granite effect worktops with splash backs. Radiator, metal plug sockets and fuse switches, under cupboard lighting. Stainless steel sink with mixer tap. A range of integrated appliances consisting of washing machine, dishwasher, fridge and separate freezer. There is a stainless steel electric oven and fitted gas hob and stainless steel extractor. Ceiling recess and under pelmet lighting.

BEDROOM ONE (MAIN)

18'6" x 10'3" x 13'10" (5.65 x 3.14 x 4.24)

Wooden door leading into this double bedroom with side and front aspect. Part sloping ceilings. Emulsion painted walls and ceiling and fitted carpet. Recess lighting. Wooden framed window to front aspect and side small velux style window. There is a range of built in wardrobes. Light switches and plug sockets. Wooden door leading into the en suite bathroom with further door from the en suite back into the hall.

EN SUITE BATHROOM

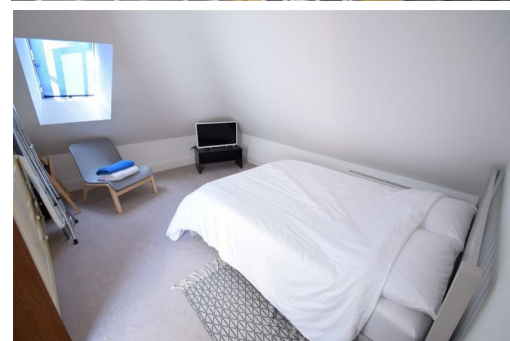
13'1" x 19'11" x 7'9" (4.01 x 6.09 x 2.38)

Wooden door from hall and bedroom into the modern style bathroom with emulsion ceiling, part emulsion and part tiled walls and tiled flooring. This room is L shaped and with part sloping ceiling with recess lighting. There is a bath with marble tiled surround and metal fittings with a window above overlooking the front aspect. Recess shelving area for toiletries. There is a double width shower cubicle with white shower tray, tiled walls and power shower. Glass fixed panels and opening glass door. White sink with metal fittings and aa wc with seat and lid and cistern.

BEDROOM TWO (DOUBLE)

12'5" x 13'9" (3.81 x 4.21)

Wooden door leading into this double bedroom with rear facing aspect. Emulsion painted ceiling and walls and fitted carpet. Recess ceiling lighting. There is a range of built in wardrobes. Light switches and plug sockets. Radiator. Wooden door leading to the En suite shower room.



EN SUITE SHOWER ROOM

7'2" x 3'2" (2.19 x 0.98)

Wooden door leading into this modern style shower room with white ceiling, part emulsion and part tiled walls. Tiled flooring. Ceiling recess lighting. There is a white wc with cisterna and seat and lid, a white sink with chrome effect fittings and a double width shower cubicle with white shower tray and wall mounted power shower, glass door and fitted glass panel.

GARAGE

There is a larger than average garage located to the back of the property with two wooden opening doors. Inside it has concrete flooring and brick walls. Tandem length and high ceiling.

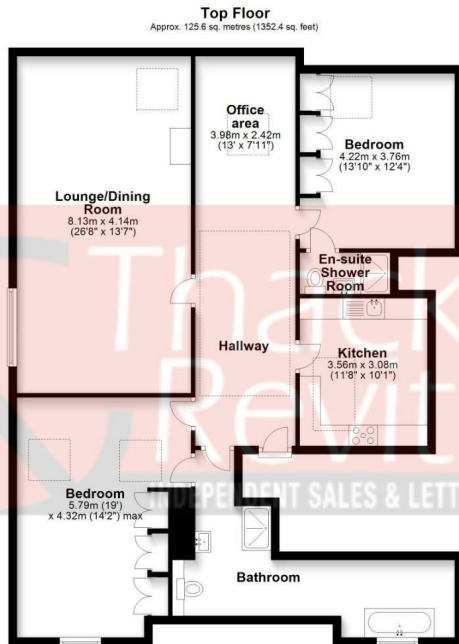
TENURE

We have been advised that that the property is SHARE OF FREEHOLD.

NO FORWARD CHAIN offered

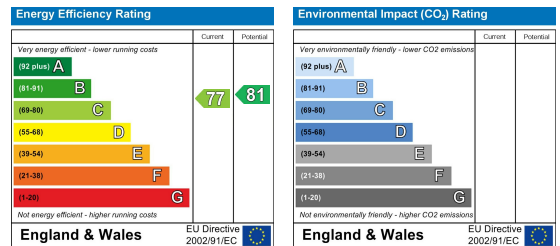
Management charges we have been advised are:-





Total area: approx. 125.6 sq. metres (1352.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD