

Princess Gate, BH12



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ESTATE AGENTS

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# What it's got.

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This stunning three double bedroom penthouse apartment is set within the highly sought-after gated development of Princess Gate, offering both security and convenience. The apartment is accessed via multi-level stairs, the property is positioned on the upper level, enhancing privacy and natural light throughout.

The property features a modern, well-appointed kitchen with integrated appliances, thoughtfully designed as a separate space. This leads through to a spacious open-plan lounge and dining area, creating an ideal setting for both everyday living and entertaining.

There are three generously sized double bedrooms, including a principal bedroom benefiting from a contemporary en-suite shower room. A second, modern bathroom serves the remaining bedrooms, including a bath.

Further benefits include allocated parking within the gated development and high-quality finishes throughout, following recent renovations to both the kitchen and bathrooms.





## What the owner says.

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"I purchased Princess Gate as it was the only property I could find that met my requirements. Having 3 double bedrooms, one with en-suite and all new fittings and appliances meant I could move in and have a great base for myself and two sons. With Westbourne and Redlands retail park both in easy walking distance and a lovely walk into Bournemouth via coy pond the location of the flat has meant I've had to use the car less and less for those short trips. With one boy off to uni and a change in my circumstances I'm now looking to move but still stay in the same area due to it's convenience."



## Where it is.

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The property is perfectly positioned near the popular areas of Westbourne and Branksome. Westbourne's vibrant village atmosphere is just moments away, offering an excellent selection of independent shops, cafés, bars, and restaurants, while Branksome provides convenient transport links, including a mainline railway station with direct routes to London.

The area is well regarded for its access to award-winning sandy beaches, which are within easy reach, as well as the nearby chine walks and green spaces. Excellent road links connect the location to Bournemouth town centre, Poole, and the wider Dorset area, making it ideal for both commuters and those seeking a coastal lifestyle.





GROSS INTERNAL AREA  
 FLOOR 1: 80 sq.ft, 7 m<sup>2</sup>, FLOOR 2: 1191 sq.ft, 111 m<sup>2</sup>  
 TOTAL: 1271 sq.ft, 118 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- 3 Bedroom penthouse apartment
- Located in gated development
- Located a stones thrown from Westbourne Highstreet
- EPC – C / Council Tax Band - C
- Ground Rent- £175 PA
- All bedrooms are doubles
- Allocated parking & visitor parking
- Approx. 1271 Sq. Ft
- Service Charge - £1712.82 PA
- Leasehold – 133 Years Remaining

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.