Flat 19 Pine Park Mansions , Branksome Park, POOLE BH13 6EB

Offers In Excess Of £260,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

*****VENDOR SUITED*** This FORTH FLOOR LIFT SERVED, THREE BEDROOM APARTMENT is situated within walking distance to WESTBOURNE VILLAGE The property also boasts a GARAGE & SOUTH FACING BALCONY.**

- 3 BEDROOMS
- SOUTH FACING BALCONY
- SHARE OF FREEHOLD
- 4th FLOOR
- GARAGE
- WALKING DISTANCE TO WESTBOURNE

Branksome Park
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises
An extremely spacious forth floor south facing apartment with a large balcony in a sought-after Branksome Park position.

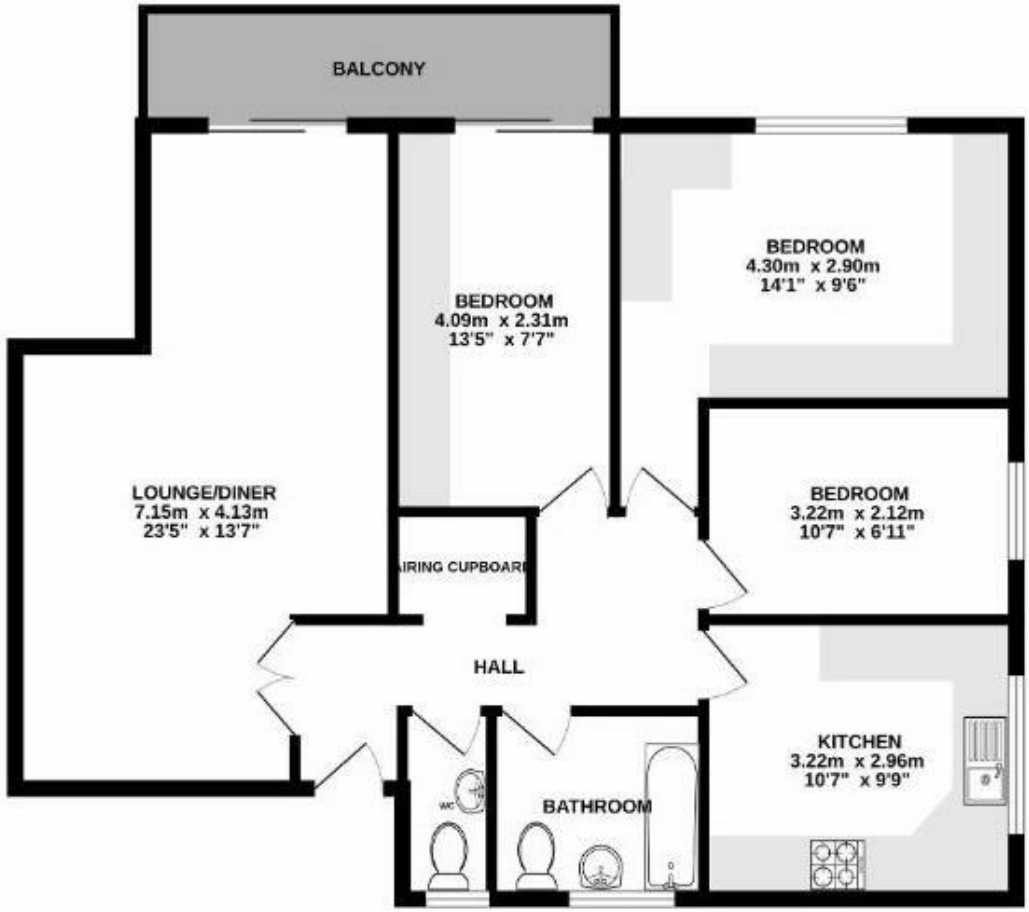
The property is located just moments away from Westbourne. This superb and convenient positioning would make the apartment ideal either for those seeking to downsize to a desirable South Coast address and wanting superb outside space with bright and spacious accommodation.

The apartment is presented in good order throughout. All the principle rooms are south facing and enjoy a sunny outlook over the developments gardens, the large, bright living space is a particular feature of this property with dining area which leads on to the large, private balcony.

Further accommodation comprises three double bedrooms - including large master that also has a door to the balcony kitchen/breakfast room, family bathroom and separate WC. There is ample storage throughout with fitted wardrobes and storage cupboards.

Outside the block boasts a single allocated garage along with additional visitor parking spaces.

Share of Freehold
Service Charge £2,400pa



TOTAL FLOOR AREA : 78.8 sq.m. (848 sq.ft.) 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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All room dimensions given above are approximate measurements
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