



Beach Close Beach Road, Branksome Park, Poole BH13 7BS
£350,000 Share of Freehold





A SPACIOUS GROUND FLOOR apartment with a SUNNY SOUTH FACING PATIO and TWO DOUBLE BEDROOMS. Positioned in a QUIET LOCATION in the heart of Canford Cliffs Village and only a SHORT WALK to the area's AWARD WINNING BEACHES. PET FRIENDLY BLOCK.

- TWO DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO CANFORD CLIFFS AND THE BEACH
- GARAGE & PARKING
- REFURB OPPORTUNITY
- PETS ALLOWED

Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

This ground-floor two-bedroom apartment is a coastal haven that combines the allure of the beach with a great opportunity to add your own stamp. The property is perfect for those who want to add value. Don't miss the opportunity to make this exceptional apartment your beachside retreat.

Situated in an unbeatable location, just moments from Canford Cliffs Village, and offers a leisurely 6 minute walk to the sun-kissed sands of Branksome Beach.

Conveyed with a secure garage and parking space; there is additional visitors parking.

Annual service charge: £2,770 P/Y

Roof was replaced a few years ago.

Pets permitted under license.





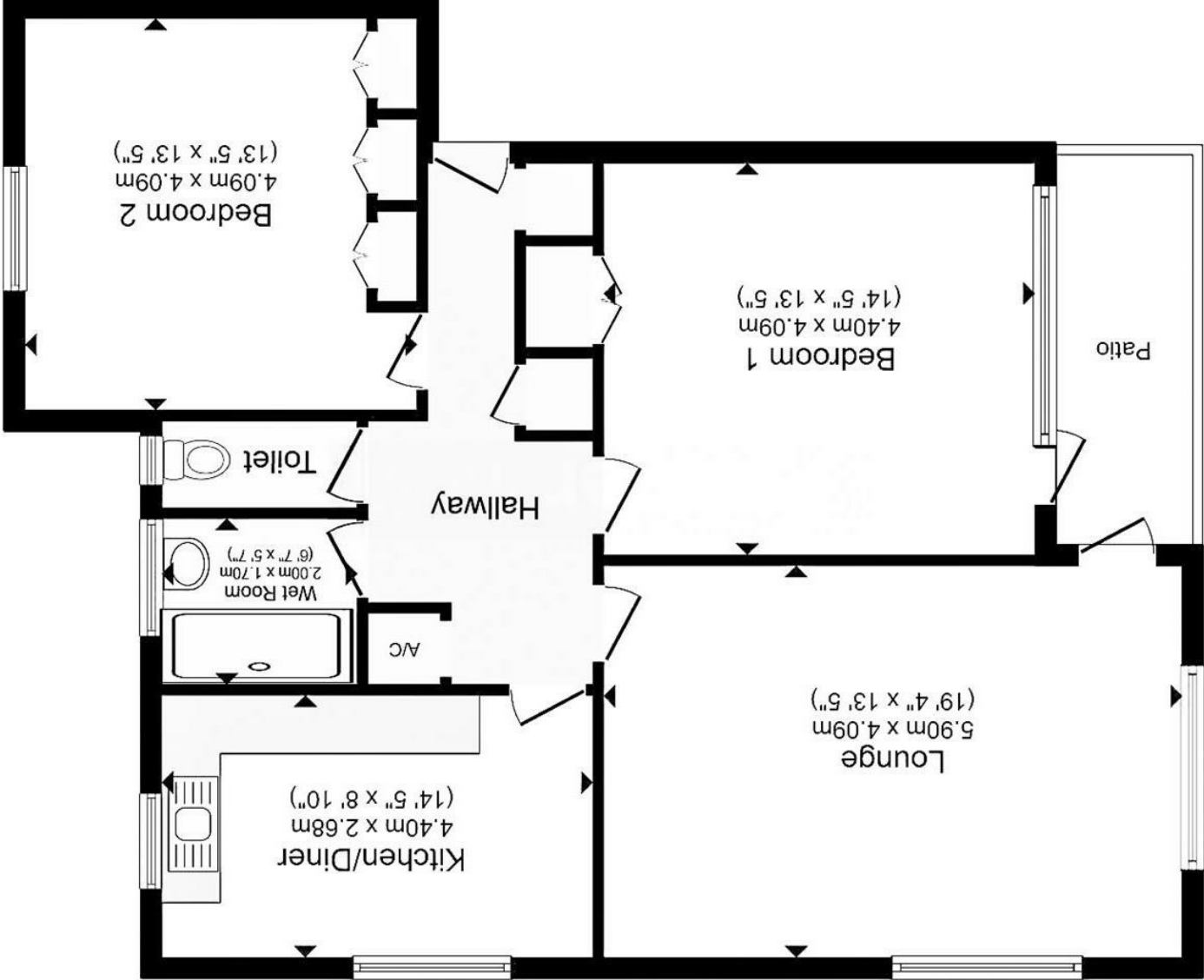
Key Drummond

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Total floor area 87.5 sq.m. (942 sq.ft.) approx



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. All parties must rely on their own inspections. purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
65-80	E
50-65	D
35-50	C
20-35	B
5-20	A
Very energy efficient - lower running costs	
77	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
65-80	E
50-65	D
35-50	C
20-35	B
5-20	A
Very environmentally friendly - lower CO2 emissions	
77	

All room dimensions given above are approximate measurements
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