



Flat 45, 5, Branksome Court Western Road, Poole BH13 7BD
Offers In Excess Of £450,000 Share of Freehold





****SPACIOUS THREE BEDROOM APARTMENT**** A STUNNING forth floor apartment located in the heart of CANFORD CLIFFS. The flat extends to OVER 1100SQFT and boasts a spacious LOUNGE/DINING ROOM and a SOUTH FACING BALCONY.

- SOUTH FACING BALCONY
- IDEAL LOCK UP AND LEAVE
- SHORT, LEVEL WALK TO CANFORD CLIFFS VILLAGE
- THREE SPACIOUS BEDROOMS
- NO FORWARD CHAIN
- GARAGE

Property Comprises

This bright and spacious forth floor apartment boasts excellent and versatile accommodation. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing terrace and views over manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two further bedrooms, second bathroom and garage. Ample visitors parking to the front of the block.

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

Tenure:

Shared Freehold

Lease Length: 999 years Cost £828.25 per quarter

Sinking Fund: Yes

Council Tax Band: E

EPC: D 2034

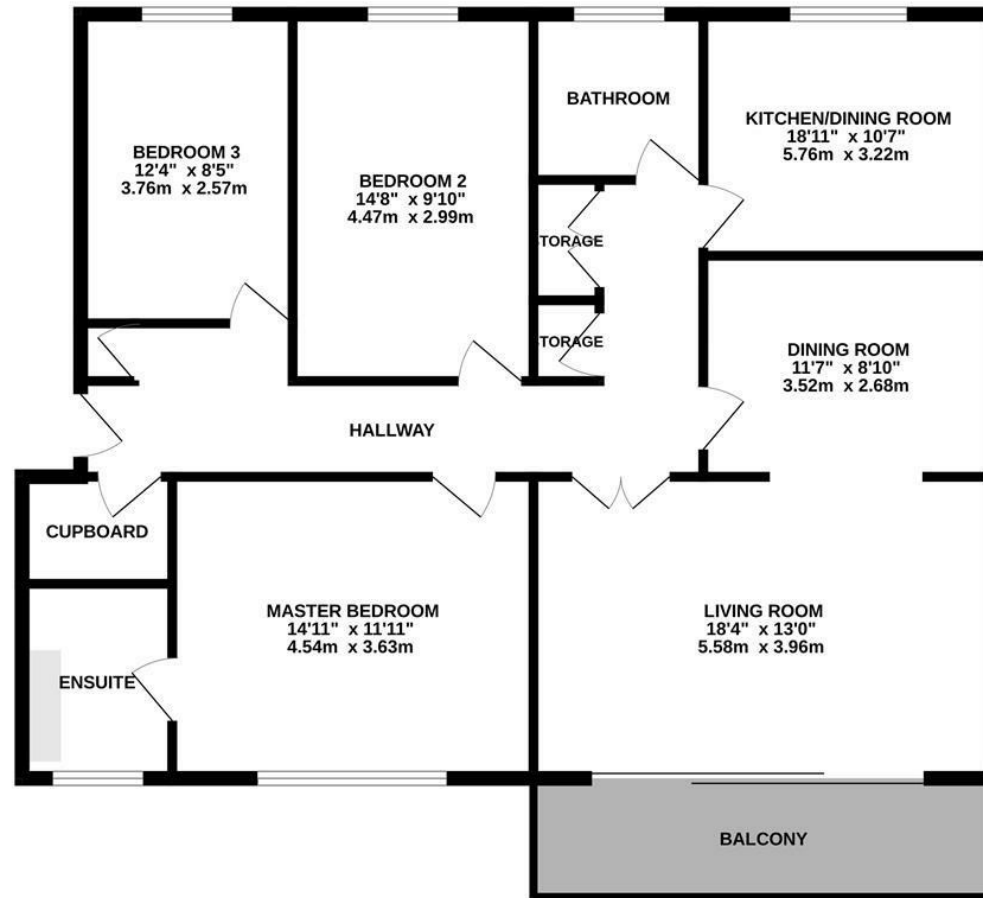
Maintenance: Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, Cleaning/Maintenance of Communal Areas.

No Pets Allowed





FLOORPLAN
1133 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) 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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Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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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 the 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs [92-95] A		
[81-91] B		
[69-80] C		
[55-68] D		
[39-54] E		
[21-38] F		
[1-20] G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions [92-95] A		
[81-91] B		
[69-80] C		
[55-68] D		
[39-54] E		
[21-38] F		
[1-20] G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	