



Flat 4 Elgin Court 20 Tower Road, Branksome Park, Poole BH13 6HN
Offers In Excess Of £425,000 Share of Freehold





****IMMACULATELY PRESENTED**** This GROUND FLOOR apartment is situated a SHORT WALK FROM WESTBOURNE VILLAGE and benefits from TWO DOUBLE BEDROOMS, a MODERN KITCHEN and a BRIGHT & SPACIOUS lounge/dining area.

- IMMACULATELY PRESENTED ■ TWO DOUBLE BEDROOMS THROUGHOUT
- GARAGE
- SHORT WALK TO WESTBOURNE VILLAGE AND BRANKSOME BEACH
- SPACIOUS LOUNGE/DINING ROOM
- OUTSIDE TERRACE

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, bistro 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 European.

Accommodation

Welcome to Elgin Court, a stunning ground floor apartment that exudes style and comfort. This exceptional apartment boasts a modern kitchen, a spacious and bright lounge/dining room creates an inviting atmosphere, providing ample space for relaxation and entertainment. The master bedroom is complete with its own en suite bathroom, ensuring privacy and convenience. A second double bedroom offers versatility, accommodating guests or serving as a home office and has use of a family bathroom.

A garage provides convenient parking and extra storage space, also externally benefits from an outside terrace space perfect for entertaining guests accessed via the lounge/dining room.

Shared Freehold - 982 years Lease
Maintenance Costs - £580 per quarter





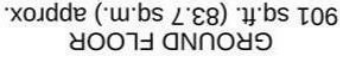
canfordcliffs@keydrummond.com

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.

Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

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as to their operability or efficiency can be given.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A (91-100)
B (81-90)	
C (69-80)	
D (55-68)	
E (45-54)	
F (35-44)	
G (25-34)	
Not energy efficient - higher running costs	
Current	76
Maximum	78

Environmental Impact (CO ₂) Rating	
Climate	Market
Very environmentally friendly - lower CO₂ emissions (25 points) A Very environmentally friendly - lower CO₂ emissions (20-25 points) B Very environmentally friendly - lower CO₂ emissions (15-20 points) C Very environmentally friendly - lower CO₂ emissions (10-15 points) D Very environmentally friendly - lower CO₂ emissions (5-10 points) E Very environmentally friendly - lower CO₂ emissions (0-5 points) F Very environmentally friendly - lower CO₂ emissions (-5 to -10 points) G	
Not environmentally friendly - higher CO₂ emissions	
EU Directive 2009/135/EC England & Wales	