



Flat 1 Pinehurst Hall 23 Burton Road, Branksome Park, Poole BH13 6DT  
£800,000 Share of Freehold





### 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

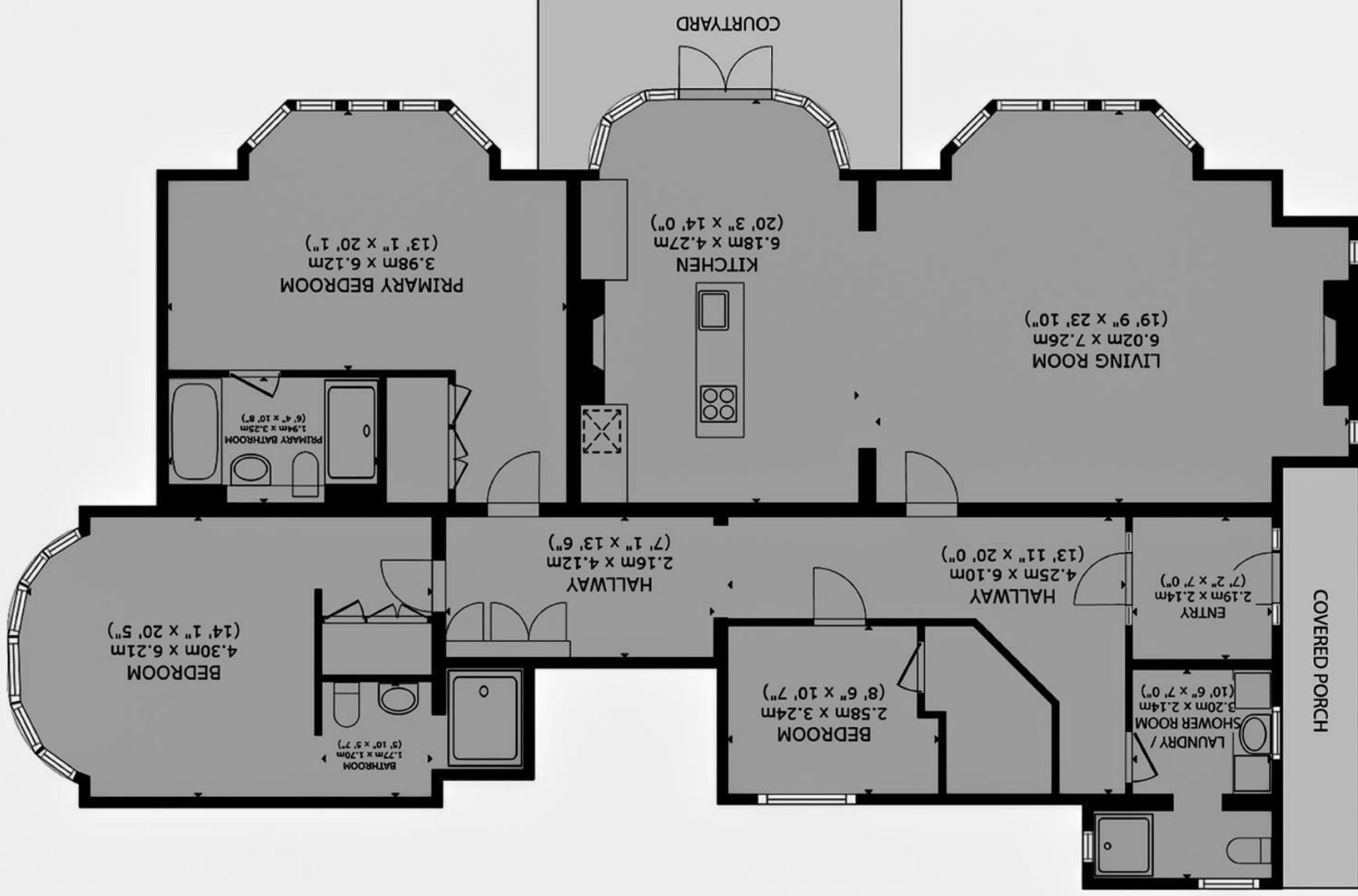
### Property Comprises

This spacious self-contained apartment is enviably positioned, close to Westbourne Village and only moments from Branksome Chine. Set in an attractive Edwardian Mansion this converted character apartment retains many of its original features including high ceilings, fireplaces, timber flooring, wonderful large windows and spans a large portion of the ground floor within this impressive building.

The property is bright and spacious throughout with almost 2.000SQFT of internal accommodation to include three double bedrooms, three bathrooms two of which are ensuite and an impressive open plan living space with modern kitchen, dining, lounge and doors leading out to a private courtyard perfect for entertaining.

Externally the development is set back from the road on a on a private, flat plot accessed via a short drive leading to the allocated garage and parking areas.

TENURE: Share of freehold, 999 years from 01/07/1982  
MAINTAINANCE: TBC  
GROUND RENT: N/A  
COUNCIL TAX: Band E



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.

- They do not constitute an offer of contract for sale.
- 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 clarification or information.

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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Decent energy efficiency - higher running costs	D
Less energy efficient - higher running costs	E
Less energy efficient - very high running costs	F
Very energy inefficient - very high running costs	G
73	
77	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - lower CO <sub>2</sub> emissions	C
Decent environmental impact - higher CO <sub>2</sub> emissions	D
Less environmental impact - higher CO <sub>2</sub> emissions	E
Less environmental impact - very high CO <sub>2</sub> emissions	F
Very high environmental impact - very high CO <sub>2</sub> emissions	G