



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





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

The apartment boasts excellent, versatile accommodation extending to over 1100 sqft of 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 overlooks the beautifully manicured communal gardens. A separate dining room which could be used as an office, master bedroom with en-suite shower room, double second & third bedroom, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.

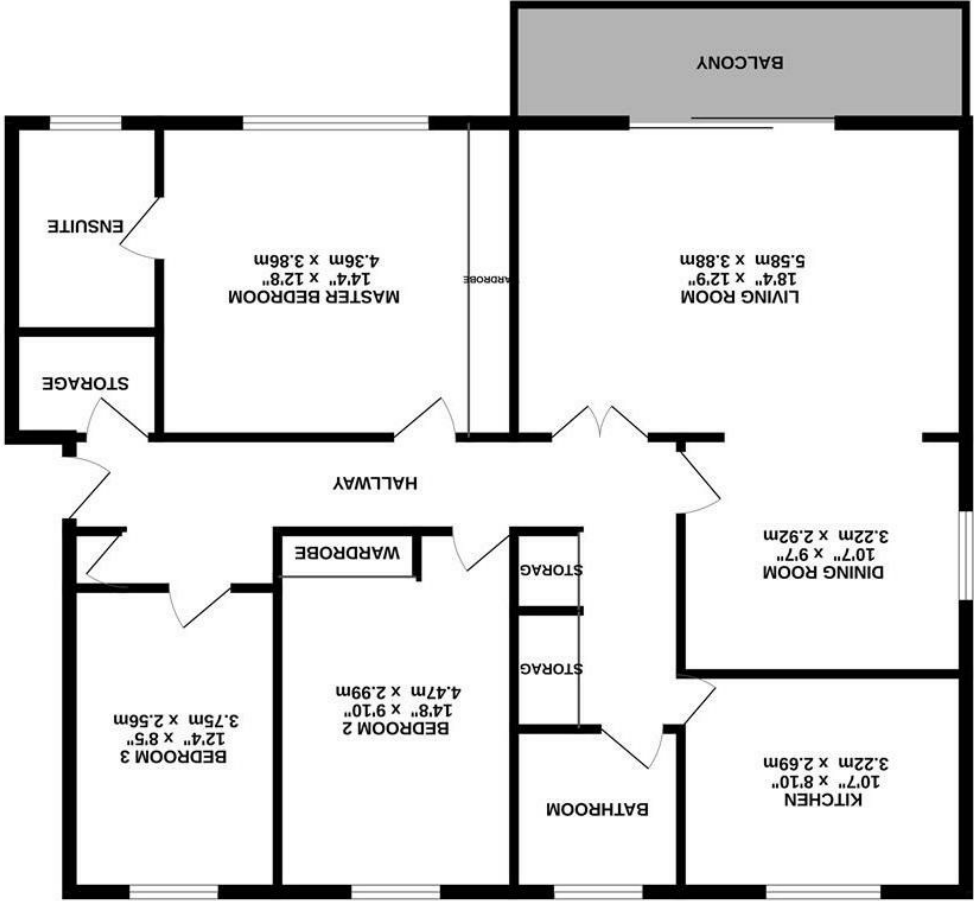


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FIFTH FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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:
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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	
	Energy efficient - lower running costs
69	80
Current	Potential

Environmental Impact (CO ₂) Rating	
	Low environmentally friendly - lower CO ₂ emissions
Current	Potential