



12 Beach Close, Beach Road, Branksome Park, Poole BH13 7BS
£450,000 Share of Freehold





A SPACIOUS and TOP FLOOR apartment with a SOUTH FACING BALCONY and THREE DOUBLE BEDROOMS positioned in a QUIET LOCATION at the heart of Canford Cliffs Village and only a SHORT WALK to the areas AWARD WINNING BEACHES. PET FRIENDLY BLOCK

- OPEN PLAN LIVING
- TOP FLOOR
- GARAGE
- 3 DOUBLE BEDROOMS
- SUNNY BALCONY
- MOMENTS FROM THE BEACH

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 apartment is adjacent to a pathway leading to Branksome Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts 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

A immaculately presented top floor apartment positioned on a quiet tree lined road just moments from the beach.

The spacious and welcoming hallway offers access to all principle rooms. The open-plan kitchen, lounge/dining room flows perfectly and provides ample living space, there is also access onto the south facing balcony which is a particular feature due to its size and incredibly bright aspect whilst also being very private and secluded. The master bedroom is exceptionally spacious with fitted wardrobes and access onto the balcony. The second bedroom has its own en-suite shower room making it an ideal guest suite a modern fitted family bathroom completes the internal accommodation which extends to nearly The property is double glazed throughout, has gas central heating and abundance of storage on offer.

Outside, the block features beautiful and quiet communal grounds with ample sitting areas and private access to Branksome Chine . A garage is conveyed with the apartment and there is further additional visitor parking.





canfordcliffs@keydruummond.com

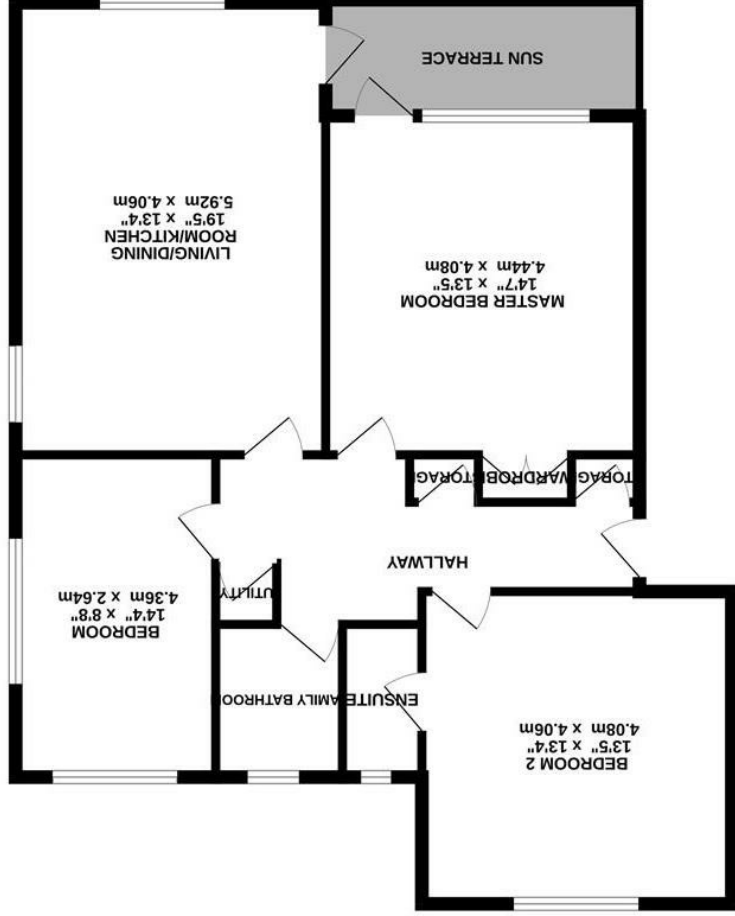
References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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 clarification or information.

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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930 sq.ft. (86.4 sq.m.) approx.



Country	Percentage
United Kingdom	79
France	58

EU Directive 2002/91/EC

England & Wales

Very energy efficient - lower running costs

Very energy efficient - higher running costs

Energy rating: A (92 plus), B (81-91), C (69-80), D (53-68), E (39-64), F (21-38), G (1-20)

Country	Very environmentally friendly - lower CO2 emissions (22 points)	Very environmentally friendly - higher CO2 emissions (18-23)	Less environmentally friendly - lower CO2 emissions (15-16)	Less environmentally friendly - higher CO2 emissions (12-13)	Most environmentally friendly - higher CO2 emissions (1-20)
Finland					