



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.

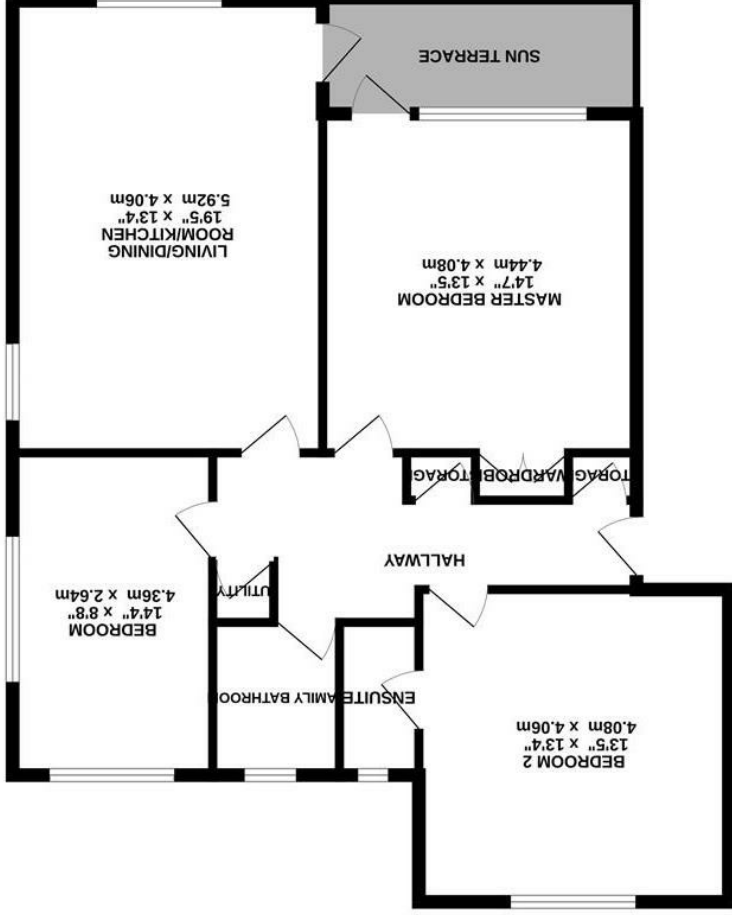
The spacious and welcoming hallway offers access to all principle rooms. The open-plan kitchen, lounge/dining room flows perfectly and provides ample living space, there is also access onto the south facing balcony which is a particular feature due to its size and incredibly bright aspect whilst also 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.





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



What 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, omissions or mis-statements. This plan is for guidance 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.

TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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	
Energy efficient - lower running costs	79
Very energy efficient - lower running costs	82-91
Energy efficient - lower running costs	83-91
Energy efficient - lower running costs	84-91
Energy efficient - lower running costs	85-91
Energy efficient - lower running costs	86-91
Energy efficient - lower running costs	87-91
Energy efficient - lower running costs	88-91
Energy efficient - lower running costs	89-91
Energy efficient - lower running costs	90-91
Energy efficient - lower running costs	91-91

Environmental Impact (CO ₂) Rating	
Very energy efficient - lower CO ₂ emissions	A
Energy efficient - lower CO ₂ emissions	B
Energy efficient - lower CO ₂ emissions	C
Energy efficient - lower CO ₂ emissions	D
Energy efficient - lower CO ₂ emissions	E
Energy efficient - lower CO ₂ emissions	F
Energy efficient - lower CO ₂ emissions	G