



£635,000

Flat 5, Coombe Wood Balcombe Road, Branksome Park, Poole, Dorset, BH13 6DX

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EST. 1977
KEYDRUMMOND
ESTATE AGENTS



Coombe Wood

Balcombe Road, Branksome Park, Poole, Dorset, BH13 6DX

A bright and spacious second floor apartment with a south facing balcony. This three double bedroom property benefits from being recently refurbished, a double garage and modern fittings.

- SECOND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- TASTEFULLY FINISHED THROUGHOUT
- LUXURY KITCHEN & BATHROOMS
- SOUTH FACING BALCONY
- DOUBLE GARAGE

Local Authority BCP, Tax Band F, Tenure: 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

Flat 5, Coombe Wood is a spacious second-floor apartment offering well-planned accommodation across three bedrooms and multiple reception areas. The property is situated within a purpose-built block in a residential area, providing comfortable living space with good proportions throughout.

The layout includes a bright lounge with direct access to a private balcony, providing natural light and an open outlook. A separate dining room is





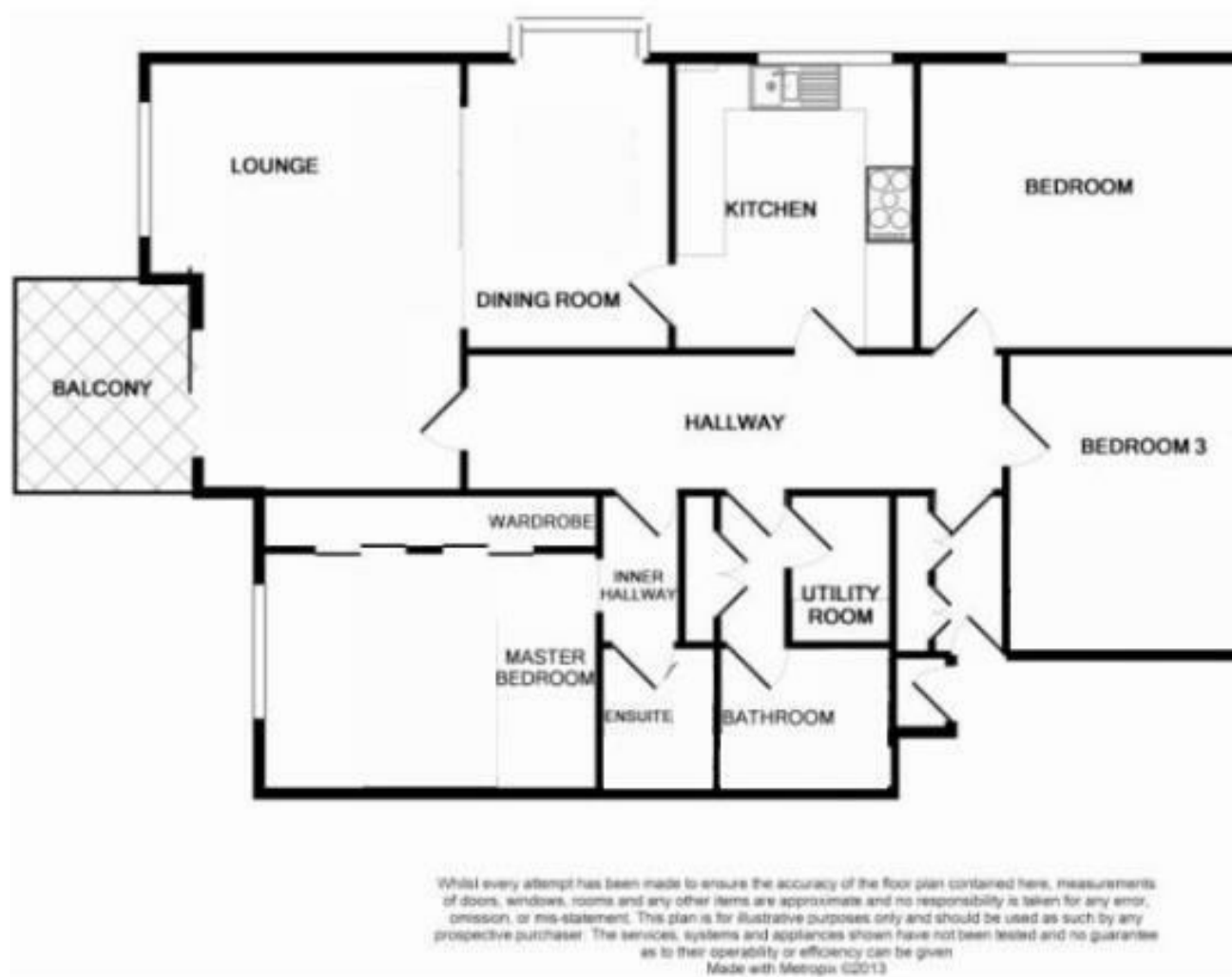


positioned adjacent to the kitchen, creating a defined space for meals and entertaining. The kitchen itself is fitted with a range of units, work surfaces, and space for appliances. A separate utility room is located off the hallway, offering practical storage and laundry facilities.

The apartment features three bedrooms. The master bedroom includes built-in wardrobes and an en suite shower room with a shower enclosure, wash basin, and WC. Bedrooms two and three are located off the main hallway and provide flexible accommodation suitable for family, guests, or workspace.

A family bathroom is positioned centrally and is fitted with a bath, wash basin, and WC. An inner hallway connects the bedrooms and bathrooms, offering additional circulation space and storage options.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

