



£700,000

7 Salthaven 36 Tower Road, Branksome Park, Poole, Dorset, BH13 6JA



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A first floor, three bedroom apartment with a private balcony and parking. The property is immaculately presented throughout and has been finished to a high level of finish.

- THREE DOUBLE BEDROOMS
- PARKING WITH VISITORS SPACES
- RECENTLY CONSTRUCTED DEVELOPMENT
- OUTSIDE SPACE
- IMMACULATELY PRESENTED THROUGHOUT
- SHORT STROLL TO THE BLUE FLAG BEACHES
- PETS ALLOWED

Local Authority , Tax Band E, Tenure: Share of Freehold



## *Branksome Park*

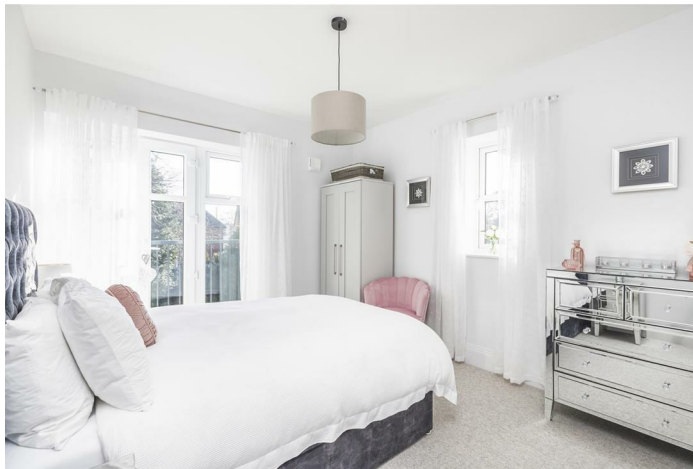
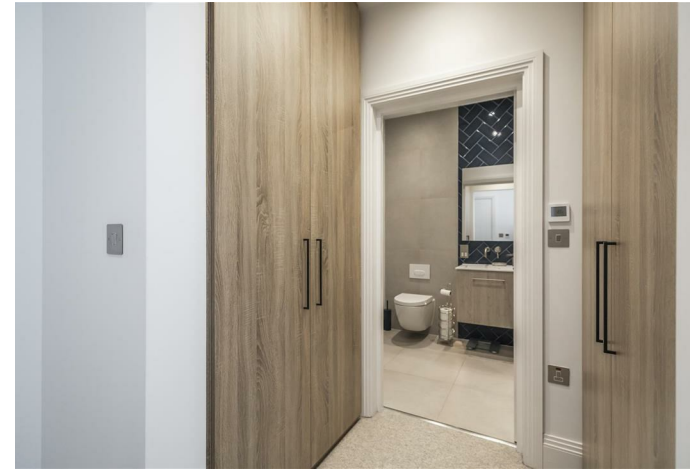
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The 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*

**\*\*Pets Allowed\*\***

Set within an exclusive development of just 12 luxury apartments, this exceptional three-bedroom first-floor residence offers a perfect blend of contemporary design and coastal living. Completed approximately three years ago, the apartment is finished to a high specification throughout,







delivering both elegance and comfort.

Residents are greeted by a beautifully designed communal entrance hall, featuring secure entry, stylish wall panelling, and lift access to all floors. Inside the apartment, the spacious open-plan living area seamlessly connects the lounge, dining, and kitchen zones, ideal for both relaxing and entertaining. The designer kitchen is fitted with Dove Grey cabinetry, Quartz worktops, premium integrated appliances, and a striking Charcoal feature island.

Natural light floods the space through large windows, with direct access to a private balcony offering tranquil garden views. The property comprises three generous double bedrooms, two of which boast luxurious en-suite shower rooms. The third bedroom benefits from a Juliet balcony, enhancing the apartment's bright and airy feel. A beautifully appointed family bathroom completes the accommodation.

The primary bedroom also features a dedicated dressing area with bespoke 'His & Hers' built-in wardrobes. Additional highlights include underfloor heating, an energy-efficient air source heat pump, manicured communal gardens with mature planting, secure bike storage, and an allocated parking space.

This is a rare opportunity to own a stylish coastal home in a sought-after location, just a short stroll from award-winning beaches.



Approximate Floor Area = 128.8 sq m / 1386 sq ft



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



EST. 1977

KEY DRUMMOND

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