



12 Pinewood Lodge 30 Tower Road, Branksome Park, Poole BH13 6HZ  
£425,000 Share of Freehold





### Branksome Park

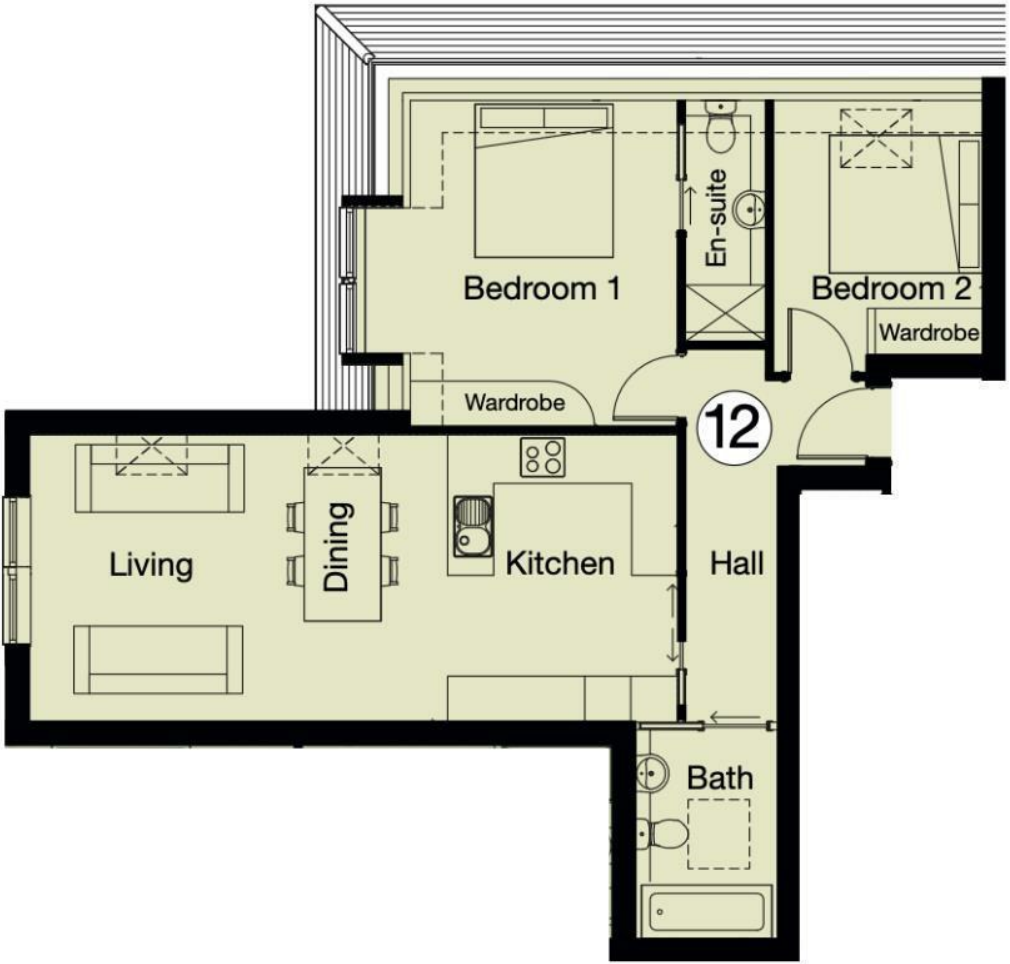
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The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

A well-appointed top floor apartment situated within a desirable development on Tower Road, offering a spacious and functional layout ideal for modern living.

The property centres around a generous open-plan living, dining and kitchen space, designed to maximise natural light and create a sociable environment. The kitchen is well-positioned with ample workspace, flowing seamlessly into the dining and living areas. There are two bedrooms in total, with bedroom one having a private en-suite, while a separate bathroom serves the remaining accommodation.

The layout is well considered, providing a balance of privacy and open-plan living, making it suitable for both owner-occupiers and those seeking a coastal second home or investment. Positioned on Tower Road, the property is within easy reach of local amenities, transport links and nearby beaches, offering a convenient and sought-after lifestyle location.



Key Drummond

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All room dimensions given above are approximate measurements  
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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.

