



**12a Branksome Court, 5 Western Road, Canford Cliffs BH13 7BD**  
**Asking Price £425,000 Share of Freehold**





**\*\*THIRD FLOOR APARTMENT\*\*** A BRIGHT & SPACIOUS property situated only a short walk from Canford Cliffs Village. The apartment boasts THREE BEDROOMS, A SOUTH FACING BALCONY & is offered with vacant possession.

- SECOND FLOOR APARTMENT
- VACANT POSSESSION
- CLOSE TO CANFORD CLIFFS VILLAGE
- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- WELL PRESENTED THROUGHOUT

### Property Comprises

This bright and spacious, over 1100 sq foot, three double bedroom second floor apartment is situated within walking distance of Canford Cliffs Village and the beach. Lift and stairs to second floor. The entrance door gives access to a spacious hallway, ample storage cupboard and doors to all principal rooms which comprise of a large living room and dining room, sliding patio doors lead out onto the sunny, South facing balcony with views out over the manicured communal gardens. The kitchen/dining room is well appointed, main bedroom with en-suite, separate family bathroom, two further double bedrooms. Single garage and ample visitor parking based on first come, first served basis. No Forward Chain, Vacant Possession.

### 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 world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht 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.

### Tenure:

Shared of Freehold

Lease Length: Start date: 2000 - 99 years £3313.52 per annum Maintenance: Building Insurance, window cleaning, gardening, clean/maintenance of communal areas

Sinking Fund: Yes

Council Tax Band:

EPC: TBC

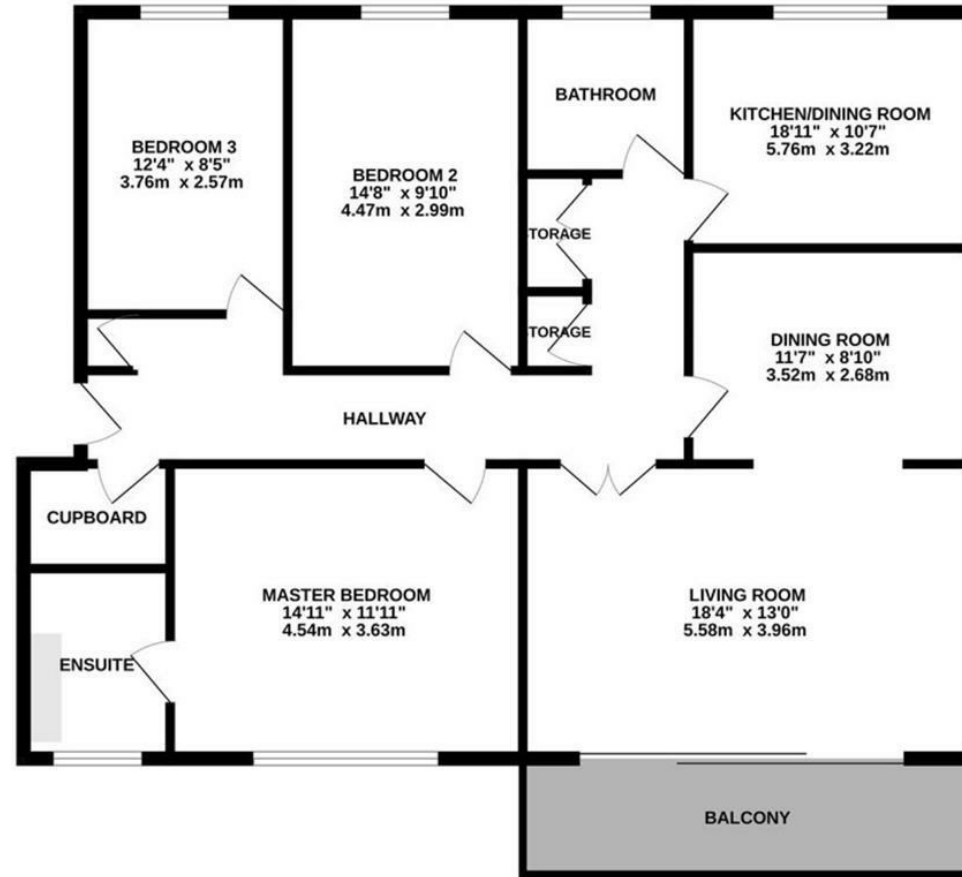
Maintenance: Approx £828.25 per quarter

Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, cleaning/maintenance of communal areas.





FLOORPLAN  
1133 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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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Key Drummond

Tel: 01202 700771  
canfordcliffs@keydrummond.com

www.keydrummond.com

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:

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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.

