



Waters Edge Brudenell Road, Poole BH13 7NN
Guide Price £550,000 Share of Freehold





****VIEWS OF POOLE HARBOUR & BROWNSEA ISLAND**** A second floor TWO DOUBLE BEDROOM apartment situated in Sandbanks. The property boasts spacious accommodation and comes with a GARAGE and PARKING.

- VIEWS OF POOLE HARBOURS
- GREAT LOCATION
- IDEAL LOCK UP AND LEAVE
- NO FORWARD CHAIN
- CLOSE TO THE BEACH
- TWO DOUBLE BEDROOMS

Sandbanks

The property is situated nearby to the famous Sandbanks Peninsula located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports and boating and in addition there are excellent walking, cycling and horse riding along the Jurassic Coast. This can be accessed by the Sandbanks car ferry linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the county of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of The New Forest, to manicured championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London 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

Waters Edge is set in immaculate grounds and is offered for sale with no forward chain. The apartment would lend itself to some cosmetic updating throughout to put your own stamp on the property.

The property is situated in Brudenell Road just one road back from the sea and harbour and a very short distance to Sandbanks beach. The block is set in large manicured communal grounds and a short level walk to the beach, Tesco express and The Jazz café.

The apartment is bright and spacious with a south facing aspect. A balcony is accessed via the lounge/dining room with large picture window overlooking the harbour. There is a separate kitchen/breakfast room with an array of cupboards and drawers, including some integrated appliances.

Flat 11 is comprised of two double bedrooms, the main bedroom having sea views, fitted bedroom furniture and an en-suite shower room. There is a separate family bathroom and the second bedroom is a double with fitted wardrobes.

There is a single garage with up and over remote control door in a block in the grounds and a further allocated parking space at the front of the building.

An internal inspection to appreciate the breath-taking views is a must.

Maintenance: £1779.79 / 6 monthly

Tenure: Share of Freehold

Council Tax Band H

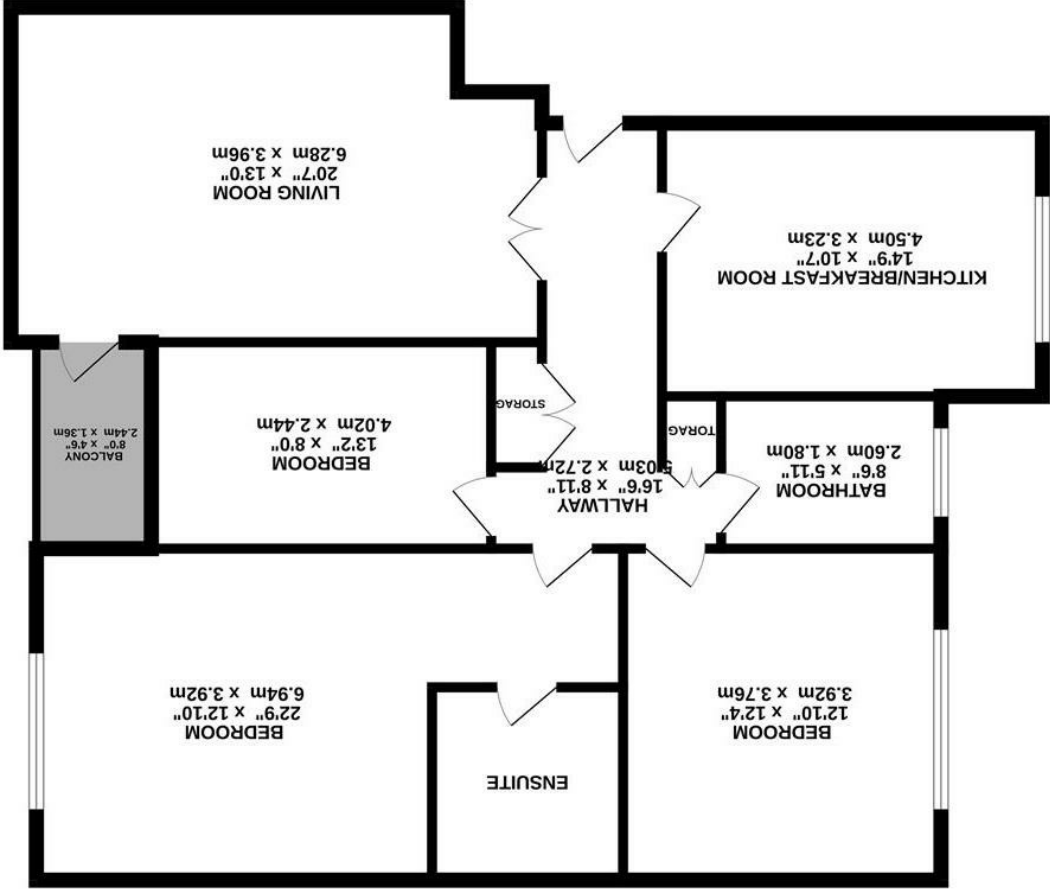
EPC: C

Managing Agents: Foxes Property Management.





FLOORPLAN
1127 sq.ft. (104.7 sq.m.) approx.



While 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, omission or mis-statement. This plan is 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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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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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	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Climate	Climate
79	81

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO2 emissions	Not environmentally friendly - higher CO2 emissions
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Climate	Climate
79	81