



Branksome Court 5 Western Road, Poole BH13 7BD
£450,000 Share of Freehold





****SECOND FLOOR APARTMENT** A LIGHT AND BRIGHT TWO/THREE DOUBLE BEDROOM** apartment situated only a short, level walk from **CANFORD CLIFFS VILLAGE**. The property boasts spacious accommodation approaching 1100 SQFT and benefits from a **SOUTH FACING BALCONY** and **VACANT POSSESSION**.

- SECOND FLOOR APARTMENT
- GARAGE
- SHORT WALK FROM BRANKSOME BEACH AND CANFORD CLIFFS VILLAGE
- TURN KEY PROPERTY
- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- IDEAL HOLIDAY HOME
- SPACIOUS ACCOMMODATION

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.

Property Comprises

The apartment boasts excellent, versatile accommodation and benefits from being recently refurbished with new carpets and redecorated. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing terrace and overlooks the beautifully manicured communal gardens. A separate dining room which could be used as a third bedroom, master bedroom with en-suite shower room, double second bedroom, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.

Maintenance

Tenure: Share of Freehold

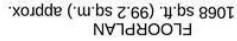
Maintenance: £2,602pa to include buildings insurance, window cleaning, gardening, maintenance, cleaning of communal areas and lift maintenance.





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Key Drumm
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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.

- They do not constitute an offer of contract for sale.
 - Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their or Surveyor.
- 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.

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Environmental impact (CO ₂) Rating	
Current	Two environmentally friendly - lower CO₂ emissions (80 points) Two environmentally friendly - lower CO₂ emissions (100-120) Two environmentally friendly - lower CO₂ emissions (120-140) Two environmentally friendly - lower CO₂ emissions (140-160) Two environmentally friendly - lower CO₂ emissions (160-180) Two environmentally friendly - lower CO₂ emissions (180-200) Two environmentally friendly - lower CO₂ emissions (200-220) Two environmentally friendly - lower CO₂ emissions (220-240)
Future	EU Directive 2009/1/EC England & Wales