



**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.



