6 The Beacon, 8 Pinewood Road, Branksome Park, Poole BH13 6JS

Offers In Excess Of £485,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

FLAT 6
THE BEACON

****CLOSE TO BEACH** An impressive 2 double bedroom GROUND FLOOR apartment, with its OWN PRIVATE ENTRANCE and situated within walking distance of Westbourne. PETS ALLOWED**

- OWN PRIVATE ENTRACE
- 2 DOUBLE BEDROOMS
- OFF ROAD PARKING AND SHED
- SMALL DEVELOPMENT
- PETS ALLOWED
- DIRECT ACCESS TO COMMUNAL GARDENS
- 2 BATHROOMS
- SHORT WALK TO BEACH
- SHARE OF FREEHOLD

Branksome Park

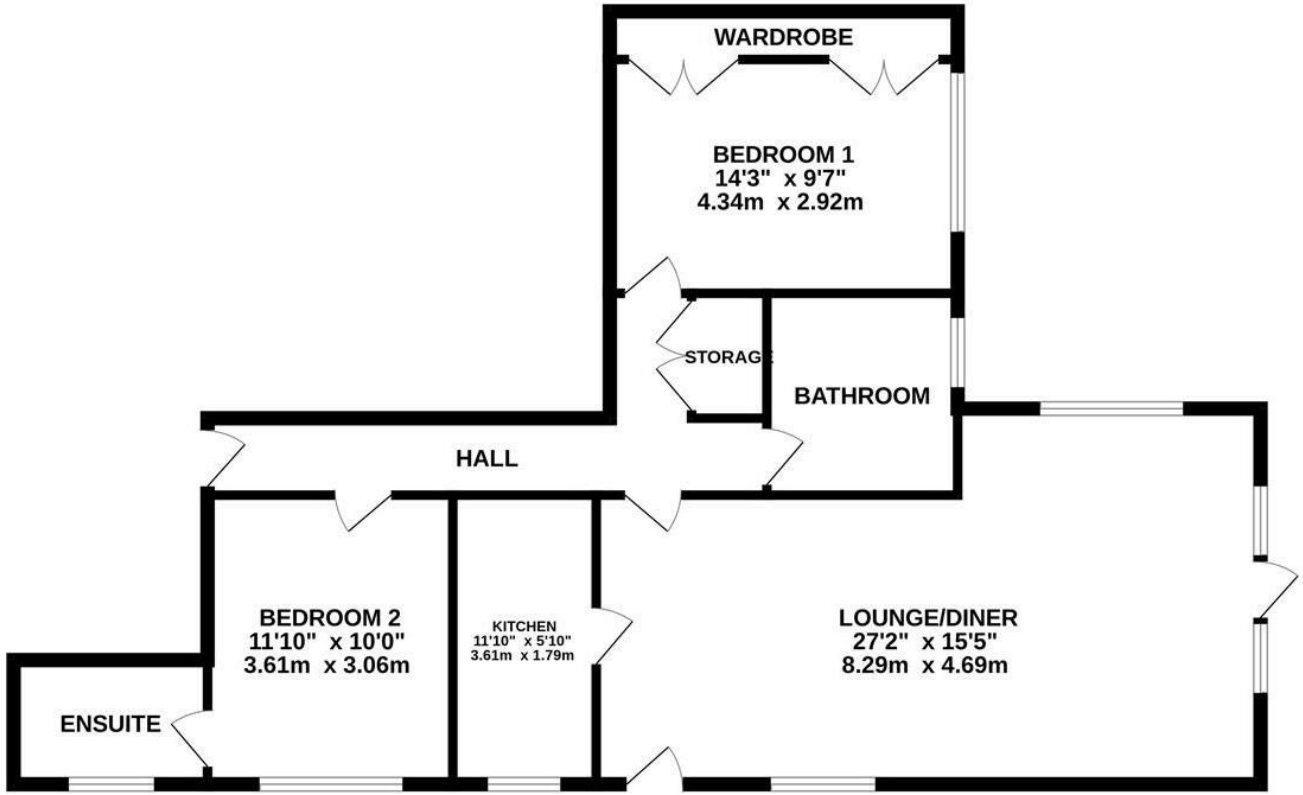
The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The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

Situated in a quiet and popular location and just moments from the areas award winning Blue Flag Beaches and close to both Westbourne and Canfor Cliffs Village.
Set with in a small development this spacious two double bedroom, self-contained ground floor apartment is bright and spacious and is presented in excellent order throughout. The large open plan living/dining room is a particular feature of the property enjoying a superb south westerly aspect with windows on two sides of the room allowing light to flood in. There are two double bedrooms, one which is ensuite, a family bathroom and modern fully fitted kitchen. With its own parking space and private storage shed with power and lighting, for bikes and beach equipment, the property lends itself ideally as a main home or a lock up and leave.

Share of Freehold with a long underlining lease
Service Charge - £945 every 6 months (includes building insurance)
Council Tax Band E

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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All room dimensions given above are approximate measurements
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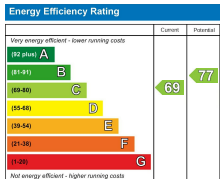
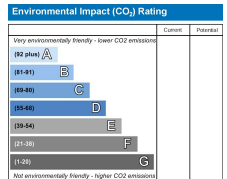
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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