



Flat 4 Branksome Court 5 Western Road, Canford Cliffs, POOLE BH13 7BD
Guide Price £450,000 Share of Freehold





Property comprises

This ground floor apartment is immaculately presented throughout, situated just moments from the beach and local amenities.

Upon entering the property there is a welcoming entrance hall offering storage and access to all principle rooms. The kitchen is modern with high and low level units and integrated appliances. The lounge is spacious with feature panelling as well as sliding patio doors which lead out onto the south facing sun terrace and the well maintained communal grounds. All three bedrooms are doubles; the master bedroom benefits from an en-suite shower room, whilst bedrooms two and three are of ample size and serviced by the family bathroom. The family bathroom modern and fully tiled with a bath.

The property is conveyed with a garage.

No pets or short term lets permitted.

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 apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts 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.

Maintenance

Tenure: Share of Freehold 999 yr Lease

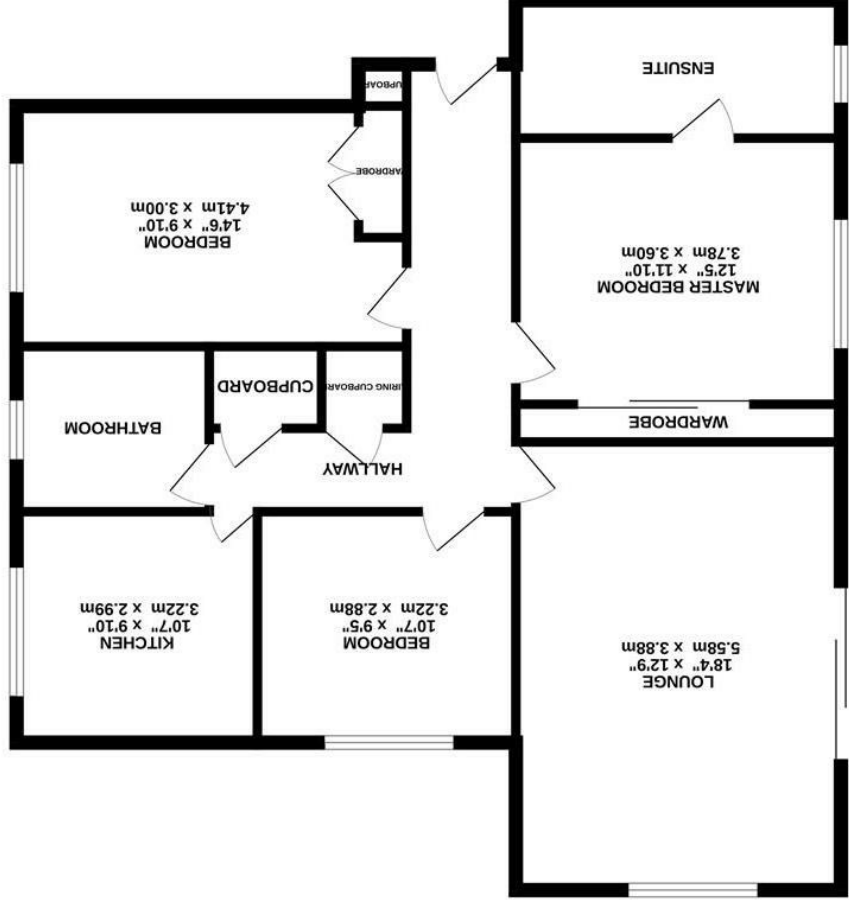
Maintenance: £2602 pa to include building insurance, window cleaning, gardening, maintenance & cleaning of communal areas and lift maintenance.

Council Tax Band: E

EPC: TBC



GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

Whilst 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 errors or misstatements. This plan is for illustrative purposes only and should be used as a guide.

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as to their operability or efficiency can be given.

prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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 Solicitor

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.

Energy Efficiency Rating	
Energy efficient - lower running costs	100-110
Very good	80-100
Good	65-80
Fair	50-65
Below average	35-50
Poor	20-35
Very poor	1-20

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lower CO ₂ emissions	100-110
Low	80-100
Medium	65-80
High	50-65
Very high	35-50
Very very high	20-35
Extremely high	1-20