



Flat 24 Branksome Court 5 Western Road, Poole BH13 7BD  
Price Guide £410,000 Share of Freehold





A well presented, three double bedroom apartment situated in a well sought after location. Only a short walk from Canford Cliffs Village and the Blue Flag Beaches, this property is a perfect for a holiday home or downsizer.

- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- NO FORWARD CHAIN
- FIFTH FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GARAGE AND PARKING
- CANFORD CLIFFS LOCATION
- BRIGHT AND SPACIOUS

### 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

This apartment boasts excellent, versatile accommodation and benefits from being well presented throughout. 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 balcony and overlooks the beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two separate double bedrooms, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.





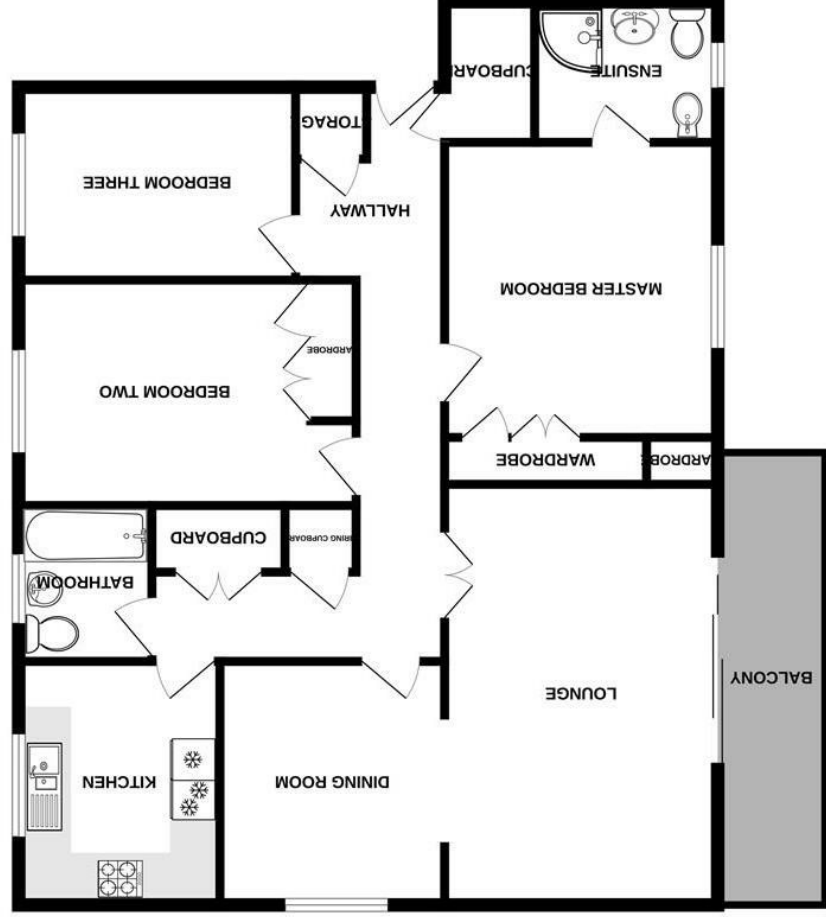
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**FIFTH FLOOR**  
1119 sq.ft. (104.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. 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.

TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

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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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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact - lower CO <sub>2</sub> emissions	B
Decent environmental impact - lower CO <sub>2</sub> emissions	C
Average environmental impact - lower CO <sub>2</sub> emissions	D
High environmental impact - higher CO <sub>2</sub> emissions	E
Very high environmental impact - higher CO <sub>2</sub> emissions	F
Extremely high environmental impact - higher CO <sub>2</sub> emissions	G