



Flat 4 Elgin Court 20 Tower Road, Branksome Park, Poole BH13 6HN
£450,000 Share of Freehold





****IMMACULATELY PRESENTED**** This **GROUND FLOOR** apartment is situated a **SHORT WALK FROM WESTBOURNE VILLAGE** and benefits from **TWO DOUBLE BEDROOMS**, a **MODERN KITCHEN** and a **BRIGHT & SPACIOUS lounge/dining area**.

- **IMMACULATELY PRESENTED** ■ **TWO DOUBLE BEDROOMS THROUGHOUT**
- **GARAGE** ■ **SHORT WALK TO WESTBOURNE VILLAGE AND BRANKSOME BEACH**
- **SPACIOUS LOUNGE/DINING ROOM** ■ **OUTSIDE TERRACE**

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, bistro 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 European.

Accommodation

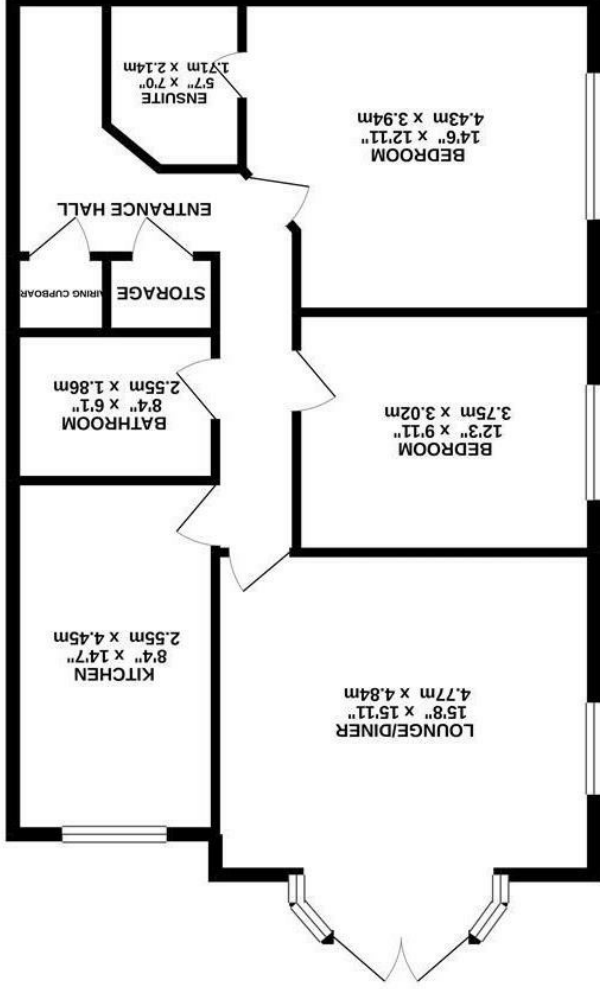
Welcome to Elgin Court, a stunning ground floor apartment that exudes style and comfort. This exceptional apartment boasts a modern kitchen, a spacious and bright lounge/dining room creates an inviting atmosphere, providing ample space for relaxation and entertainment. The master bedroom is complete with its own en suite bathroom, ensuring privacy and convenience. A second double bedroom offers versatility, accommodating guests or serving as a home office and has use of a family bathroom.

A garage provides convenient parking and extra storage space, also externally benefits from an outside terrace space perfect for entertaining guests accessed via the lounge/dining room.





GROUND FLOOR
901 sq.ft. (83.7 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

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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- They do not constitute an offer of contract for sale.
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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	
Energy efficient - lower running costs	76
Energy efficient - lower running costs	78
Very energy efficient - lower running costs	
Client:	Drummond

Environmental Impact (CO ₂) Rating	
Very energy efficient - lower CO ₂ emissions	87 (91)
Energy efficient - lower CO ₂ emissions	84 (89)
Energy efficient - lower CO ₂ emissions	85 (89)
Energy efficient - lower CO ₂ emissions	86 (90)
Energy efficient - lower CO ₂ emissions	87 (91)
Energy efficient - lower CO ₂ emissions	88 (92)
Energy efficient - lower CO ₂ emissions	89 (93)
Energy efficient - lower CO ₂ emissions	90 (94)
Energy efficient - lower CO ₂ emissions	91 (95)
Energy efficient - lower CO ₂ emissions	92 (96)
Energy efficient - lower CO ₂ emissions	93 (97)
Energy efficient - lower CO ₂ emissions	94 (98)
Energy efficient - lower CO ₂ emissions	95 (99)
Energy efficient - lower CO ₂ emissions	96 (100)
Client:	Drummond