



**Flat 12 Waters Edge Brudenell Road, Poole BH13 7NN**  
**Guide Price £550,000 Share of Freehold**





**\*\*OPPORTUNITY TO RENOVATE\*\* A second floor TWO BEDROOM apartment with views of POOLE HARBOUR and BROWNSEA ISLAND. VACANT POSSESSION.**

- OPPORTUNITY TO RENOVATE
- TWO DOUBLE BEDROOMS
- WELL SOUGHT AFTER LOCATION
- VIEWS OF POOLE HARBOUR
- GARAGE & PARKING
- ONLY 5 MINUTES WALK FROM THE BEACH

### **Evening Hill**

The property is located in Brudenell Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

### **Property Comprises**

Waters Edge is set in immaculate grounds and is offered for sale with no forward chain. The apartment would lend itself to some cosmetic updating throughout to put your own stamp on the property.

The property is situated in Brudenell Road just one road back from the sea and harbour and a very short distance to Sandbanks beach. The block is set in large manicured communal grounds and a short level walk to the beach, Tesco express and The Jazz café.

The apartment is bright and spacious with a south facing aspect. A balcony is accessed via the lounge/dining room with large picture window overlooking the harbour. There is a separate kitchen/breakfast room with an array of cupboards and drawers, including some integrated appliances.

Flat 12 is comprised of two double bedrooms, the main bedroom having sea views, fitted bedroom furniture and an en-suite shower room. There is a separate family bathroom and the second bedroom is a double with fitted wardrobes.

There is a single garage with up and over remote control door in a block in the grounds and a further allocated parking space at the front of the building.

An internal inspection to appreciate the breath-taking views is a must.

Maintenance: £2250

Tenure: Share of Freehold

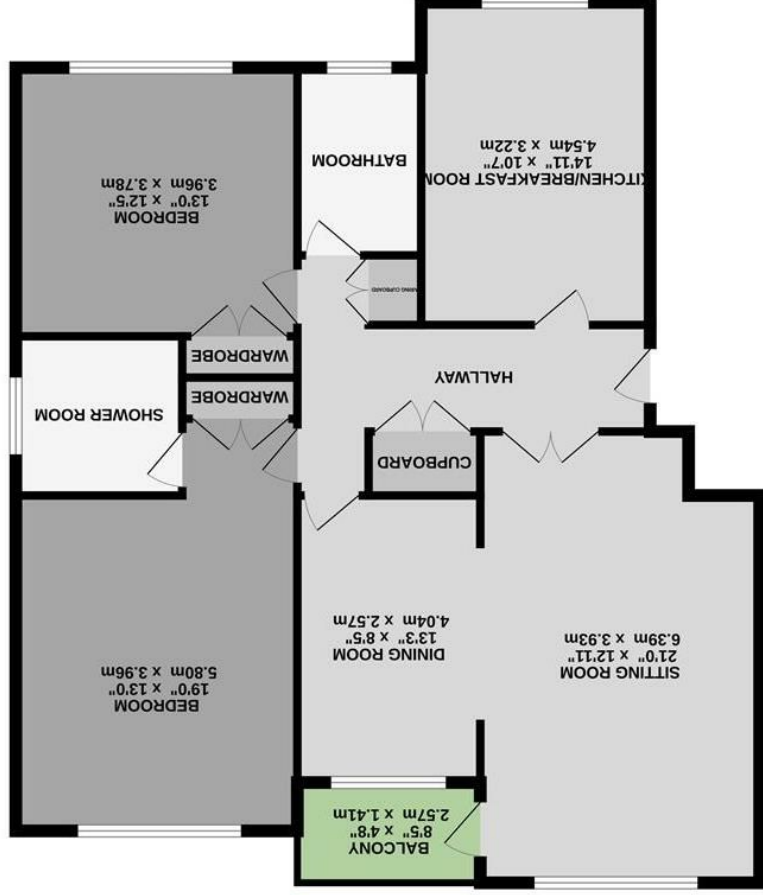
Council Tax Band F

Managing Agents: Foxes Property Management.





**SECOND FLOOR**  
1159 sq.ft. (107.6 sq.m.) approx.



WATERS EDGE, BRUDENELL ROAD

TOTAL FLOOR AREA - 1159 sq.ft. (107.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and 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 here are based on no guarantee as to their operability or efficiency can be given.

Made with Metropex e2025

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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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 Efficiency Rating: <b>A</b>	70
Energy Efficiency Rating: <b>B</b>	80
Energy Efficiency Rating: <b>C</b>	
Energy Efficiency Rating: <b>D</b>	
Energy Efficiency Rating: <b>E</b>	
Energy Efficiency Rating: <b>F</b>	
Energy Efficiency Rating: <b>G</b>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating: <b>A</b>	10
Environmental Impact (CO <sub>2</sub> ) Rating: <b>B</b>	20
Environmental Impact (CO <sub>2</sub> ) Rating: <b>C</b>	30
Environmental Impact (CO <sub>2</sub> ) Rating: <b>D</b>	40
Environmental Impact (CO <sub>2</sub> ) Rating: <b>E</b>	50
Environmental Impact (CO <sub>2</sub> ) Rating: <b>F</b>	60
Environmental Impact (CO <sub>2</sub> ) Rating: <b>G</b>	70