



**12a Branksome Court, 5 Western Road, Canford Cliffs BH13 7BD**  
**Asking Price £425,000 Share of Freehold**





### Property Comprises

This bright and spacious, over 1100 sq foot, three double bedroom second floor apartment is situated within walking distance of Canford Cliffs Village and the beach. Lift and stairs to second floor. The entrance door gives access to a spacious hallway, ample storage cupboard and doors to all principal rooms which comprise of a large living room and dining room, sliding patio doors lead out onto the sunny, South facing balcony with views out over the manicured communal gardens. The kitchen/dining room is well appointed, main bedroom with en-suite, separate family bathroom, two further double bedrooms. Single garage and ample visitor parking based on first come, first served basis. No Forward Chain, Vacant Possession.

### 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.

### Tenure:

Shared of Freehold

Lease Length: Start date: 2000 - 999 years £3313.52 per annum Maintenance: Building Insurance, window cleaning, gardening, clean/maintenance of communal areas

Sinking Fund: Yes

Council Tax Band:

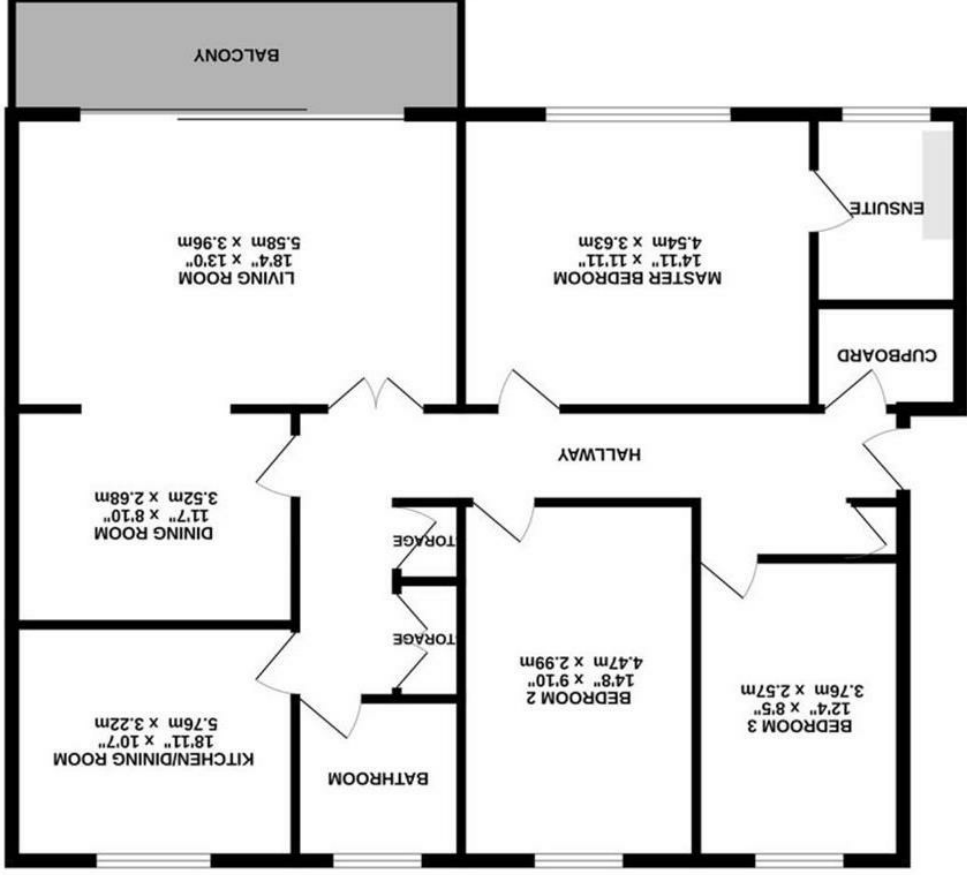
EPC: B 2035

Maintenance: Approx £828.25 per quarter

Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, cleaning/maintenance of communal areas.



**FLOORPLAN**  
1133 sq.ft. (105.2 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are as measured. This plan is for guidance purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for the year 2024.

**TOTAL FLOOR AREA: 1133 sq.ft. (105.2 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.

• 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	
Current	81
Minimum	86

Key energy rating - lower ratings indicate better energy efficiency

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	F
Minimum	G

Key environmental impact - lower CO<sub>2</sub> emissions indicate better environmental performance