



Flat 2 Pinewood Lodge 30 Tower Road, Branksome Park, Poole BH13 6FD
Guide Price £725,000 Share of Freehold





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, bistros 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 Europe

Property Comprises

****PETS ALLOWED****

Constructed in 2021, Pinewood Lodge is a small traditional style development with only 12 apartments, situated within equidistance of Westbourne Village and Branksome beach.

Upon entering the property the hallway is spacious and welcoming and provides access to all principle rooms. Offering luxury open plan living, the kitchen / day room has ample space, a feature bay window and access out onto the west facing garden. The kitchen is a matte handless design with integrated appliances, quartz worktops with breakfast bar, and well-thought-out storage. Outside, the garden is spacious as well as west-facing therefore benefitting from the afternoon and evening sun.

The main bedroom is generous, with exceptional floor to ceiling wardrobes complete with sliding smoked mirror doors, a fully tiled en-suite shower room. Bedroom two and three are also a generous bedrooms with built in wardrobes in bedroom two. The family bathroom is fully tiled with fully size bath and over-head shower. The property is complete with airing cupboard with pressurised system and large coat cupboard.

The underground parking is accessed via a lift; the property is conveyed with one large parking bay offering space for a storage unit if required. There is also a communal bike store.

Maintenance

Tenure: Share of freehold

Maintenance charge: £2856 (includes payment into the sinking fund)

Notes: Pets permitted on license, short term holiday lets not permitted.



Key Drummond

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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: the vendors accept any liability in respect of their contents.

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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.

APARTMENT 2		
Living/Kitchen	7.02m x 6.66m	23'0" x 21'8"
Dining Room	3.78m x 3.88m	12'4" x 12'7"
Bedroom 1	1.24m x 3.10m	4'0" x 10'1"
En-suite	2.80m x 3.78m	9'1" x 12'4"
Bedroom 2	2.07m x 3.78m	6'7" x 12'4"
Bedroom 3	2.17m x 1.84m	7'11" x 6'0"
Bathroom		



Energy Efficiency Rating	
Current	Future
Key energy efficient - lower running costs	
100-91% A	
91-81% B	
81-65% C	
65-45% D	
45-35% E	
35-25% F	
25-10% G	
10-1% H	
0-10% I	
The energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Future
Key environmentally friendly - lower CO ₂ emissions	
100-40% A	
40-30% B	
30-20% C	
20-10% D	
10-5% E	
5-1% F	
1-0% G	
0-1% H	
The environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	