



8 Ormonde Road, Branksome Park, POOLE BH13 6DF  
£495,000 Freehold





**\*\*PRIVATE WEST FACING GARDEN\*\*** A well presented **GROUND FLOOR CHARACTER** apartment with own private entrance, **TWO DOUBLE BEDROOMS** and situated close to the amenities of Westbourne and only a short walk to **BRANKSOME PARK CHINE**.

**FREEHOLD.**

- **GROUND FLOOR CONVERSION** ■ **WEST FACING GARDEN APARTMENT**
- **TWO DOUBLE BEDROOMS** ■ **GARAGE AND PARKING**
- **TRADITIONAL FEATURES** ■ **NO FORWARD CHAIN**
- **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**

This delightful ground floor garden apartment is just one of two properties within this attractive character conversion. Located in a sought after position, close to local beaches and within a quiet road, whilst being close to local amenities.

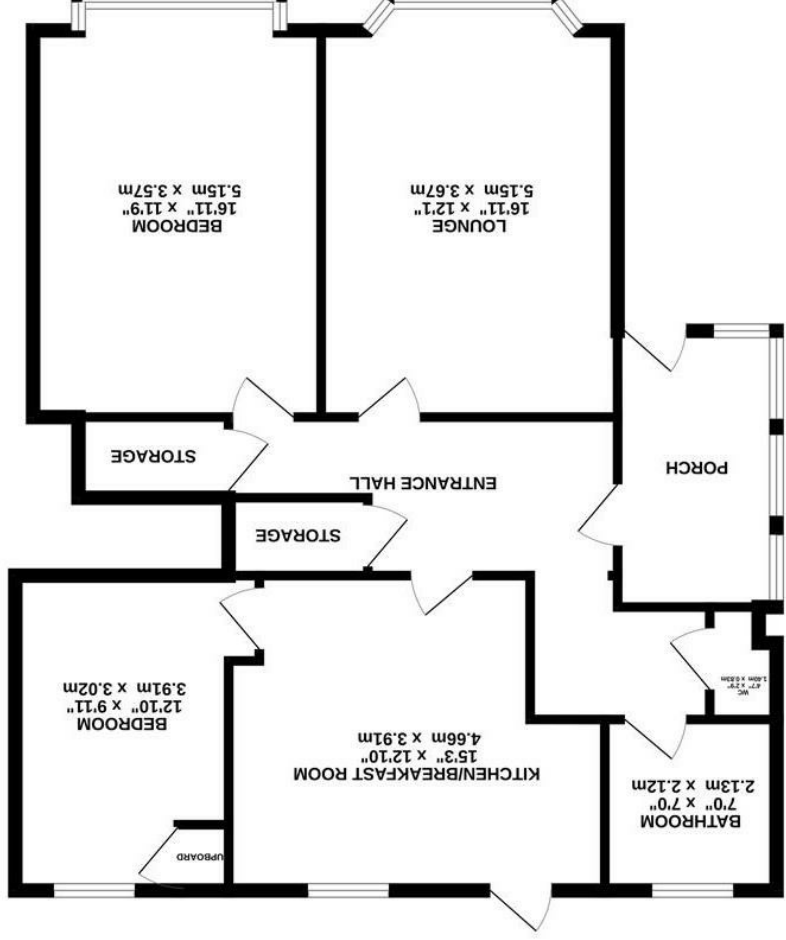
With its own private entrance via a conservatory there is a good size entrance hall which provides access to all principle rooms. Bright and spacious throughout internal accommodation includes two double bedrooms, an impressive lounge with feature bay window, a large kitchen/diner with direct garden access, family bathroom, separate WC and ample storage.

Externally the property is approached via its own driveway offering off road parking and access to a detached garage. The private west facing rear garden is a particular feature of this property with its large and sunny terrace with lawn beyond.





**GROUND FLOOR**  
974 sq.ft. (90.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is therefore prepared only for use 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 : 974 sq.ft. (90.5 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.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser 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	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency	C
Some energy efficiency	D
Needs to use more energy	E
Needs to use a lot of energy	F
Needs to use a very large amount of energy	G

EPC Rating: G  
 EPC Reference: 202091/EC  
 EPC Legend: 202091/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low environmental impact - lower CO <sub>2</sub> emissions	A
Low environmental impact	B
Decent environmental impact	C
Some environmental impact	D
Needs to use more energy	E
Needs to use a lot of energy	F
Needs to use a very large amount of energy	G

EPC Rating: G  
 EPC Reference: 202091/EC  
 EPC Legend: 202091/EC