



Flat 31 Branksome Court 5 Western Road, Poole BH13 7BD
£350,000 Share of Freehold





****OWNER CURRENTLY HOLDS A CONTRACT PACK, MANAGEMENT PACK + SEARCHES**** A well presented, three double bedroom apartment situated in a well sought after location. Only a short walk from Canford Cliffs Village and the Blue Flag Beaches, this property is a perfect for a holiday home or downsizer.

- GROUND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- CLOSE TO CANFORD CLIFFS VILLAGE
- GARAGE + VISITOR PARKING
- VACANT POSSESSION
- SPACIOUS ACCOMMODATION

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.

Property

This apartment boasts excellent, versatile accommodation and benefits from being well presented throughout. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing balcony and overlooks the beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two separate double bedrooms, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.

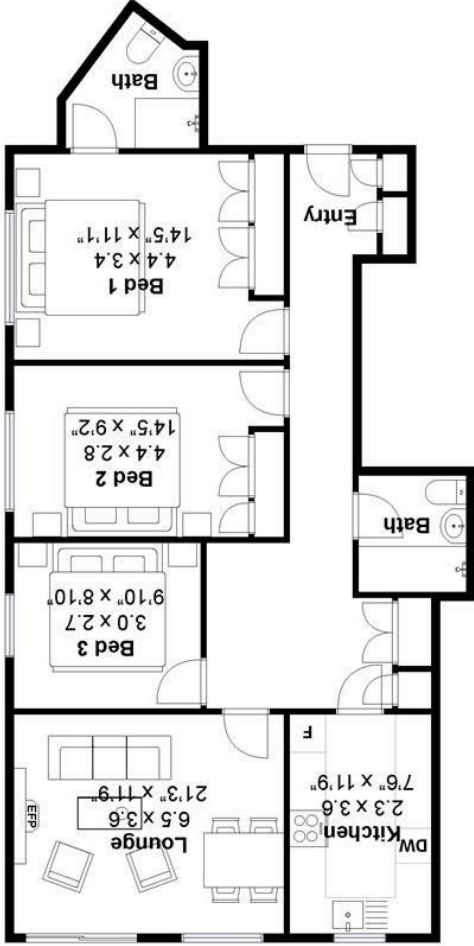




Branksome Court

Approximately 101 sqm

1086.76 sqft



Disclaimer:

The measurements are approximate and are for illustration purposes only.

The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.

If you require further verification please discuss with the buyer/owner of the property.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Minimum
Key energy efficient - lower running costs	
A 92-95 kWh/m ² year	
B 81-91 kWh/m ² year	
C 61-80 kWh/m ² year	
D 41-60 kWh/m ² year	
E 21-40 kWh/m ² year	
F 11-20 kWh/m ² year	
G 1-10 kWh/m ² year	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Minimum
Key environmentally friendly - lower CO ₂ emissions	
A 10-45 g/kWh of CO ₂	
B 46-55 g/kWh of CO ₂	
C 56-65 g/kWh of CO ₂	
D 66-75 g/kWh of CO ₂	
E 76-85 g/kWh of CO ₂	
F 86-95 g/kWh of CO ₂	
G 96-105 g/kWh of CO ₂	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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.