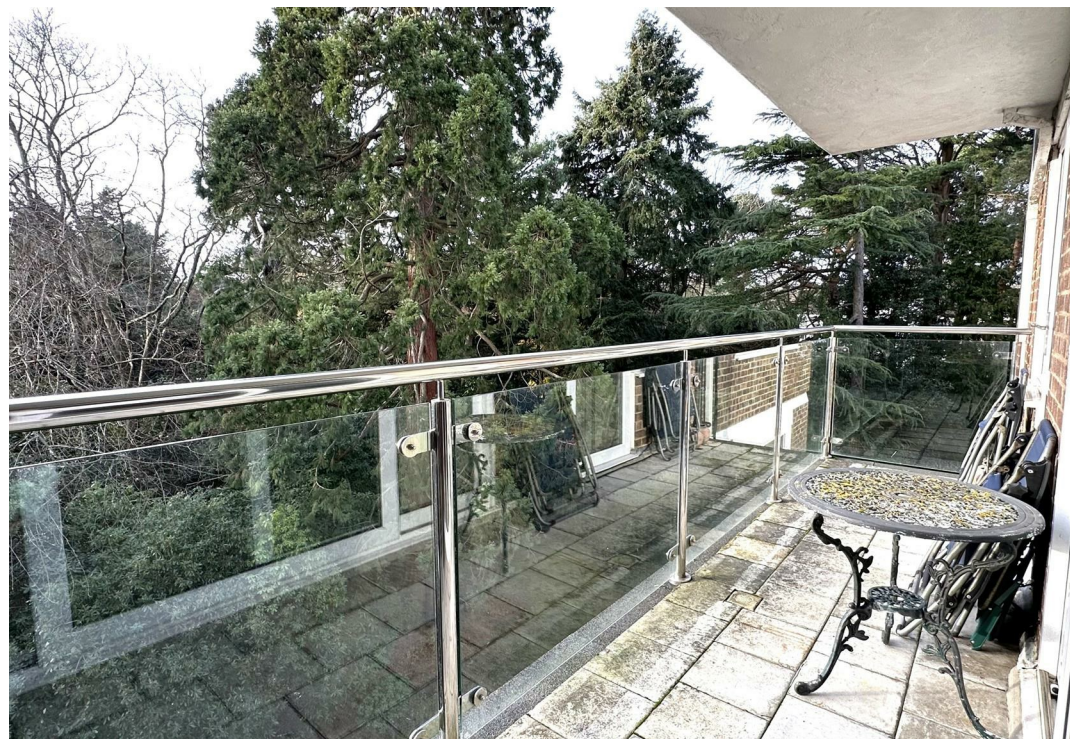




Flat 19 Pine Park Mansions , Branksome Park, POOLE BH13 6EB
Offers In Excess Of £260,000 Share of Freehold





*****VENDOR SUITED*** This FORTH FLOOR LIFT SERVED, THREE BEDROOM APARTMENT is situated within walking distance to WESTBOURNE VILLAGE The property also boasts a GARAGE & SOUTH FACING BALCONY.**

- 3 BEDROOMS
- SOUTH FACING BALCONY
- SHARE OF FREEHOLD
- 4th FLOOR
- GARAGE
- WALKING DISTANCE TO WESTBOURNE

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

An extremely spacious forth floor south facing apartment with a large balcony in a sought-after Branksome Park position.

The property is located just moments away from Westbourne. This superb and convenient positioning would make the apartment ideal either for those seeking to downsize to a desirable South Coast address and wanting superb outside space with bright and spacious accommodation.

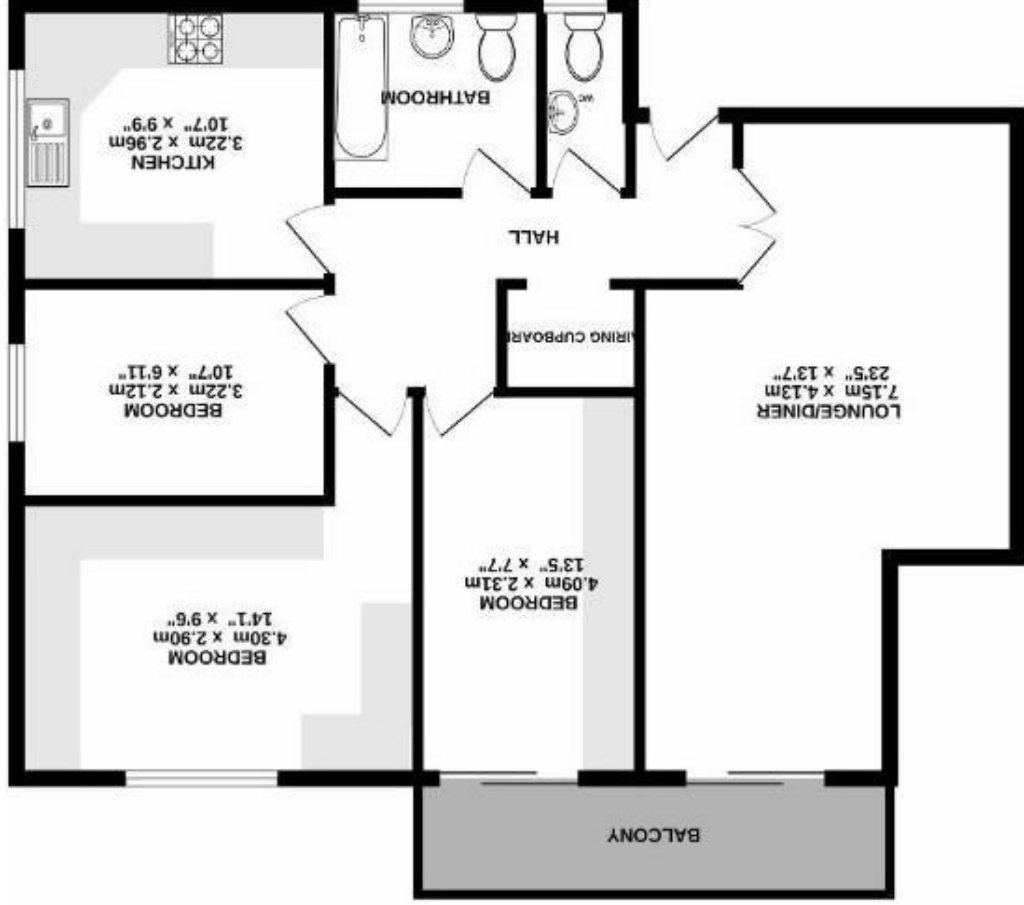
The apartment is presented in good order throughout. All the principle rooms are south facing and enjoy a sunny outlook over the developments gardens, the large, bright living space is a particular feature of this property with dining area which leads on to the large, private balcony.

Further accommodation comprises three double bedrooms - including large master that also has a door to the balcony kitchen/breakfast room, family bathroom and separate WC. There is ample storage throughout with fitted wardrobes and storage cupboards.

Outside the block boasts a single allocated garage along with additional visitor parking spaces.

Share of Freehold
Service Charge £2,400pa





TOTAL FLOOR AREA: 75.5 sqm. (845 sq ft) approx.
 Measurements are intended to give an approximate guide to the size of the property and are not intended to be used for any other purpose. The measurements are taken from the centre of the walls and are not intended to be used for any other purpose. The measurements are taken from the centre of the walls and are not intended to be used for any other purpose. The measurements are taken from the centre of the walls and are not intended to be used for any other purpose.

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 - lowest running costs	A
Energy efficient - low running costs	B
Decent energy efficiency - average running costs	C
Below average energy efficiency - above average running costs	D
Poor energy efficiency - high running costs	E
Very poor energy efficiency - very high running costs	F
Extremely poor energy efficiency - highest running costs	G
Minimum	80

Environmental Impact (CO ₂) Rating	
Very low environmental impact - lowest CO ₂ emissions	A
Low environmental impact - low CO ₂ emissions	B
Decent environmental impact - average CO ₂ emissions	C
Below average environmental impact - above average CO ₂ emissions	D
Poor environmental impact - high CO ₂ emissions	E
Very poor environmental impact - very high CO ₂ emissions	F
Extremely poor environmental impact - highest CO ₂ emissions	G
Minimum	47