



Flat 5, 10 Ettrick Road, Poole BH13 6LG
£475,000 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

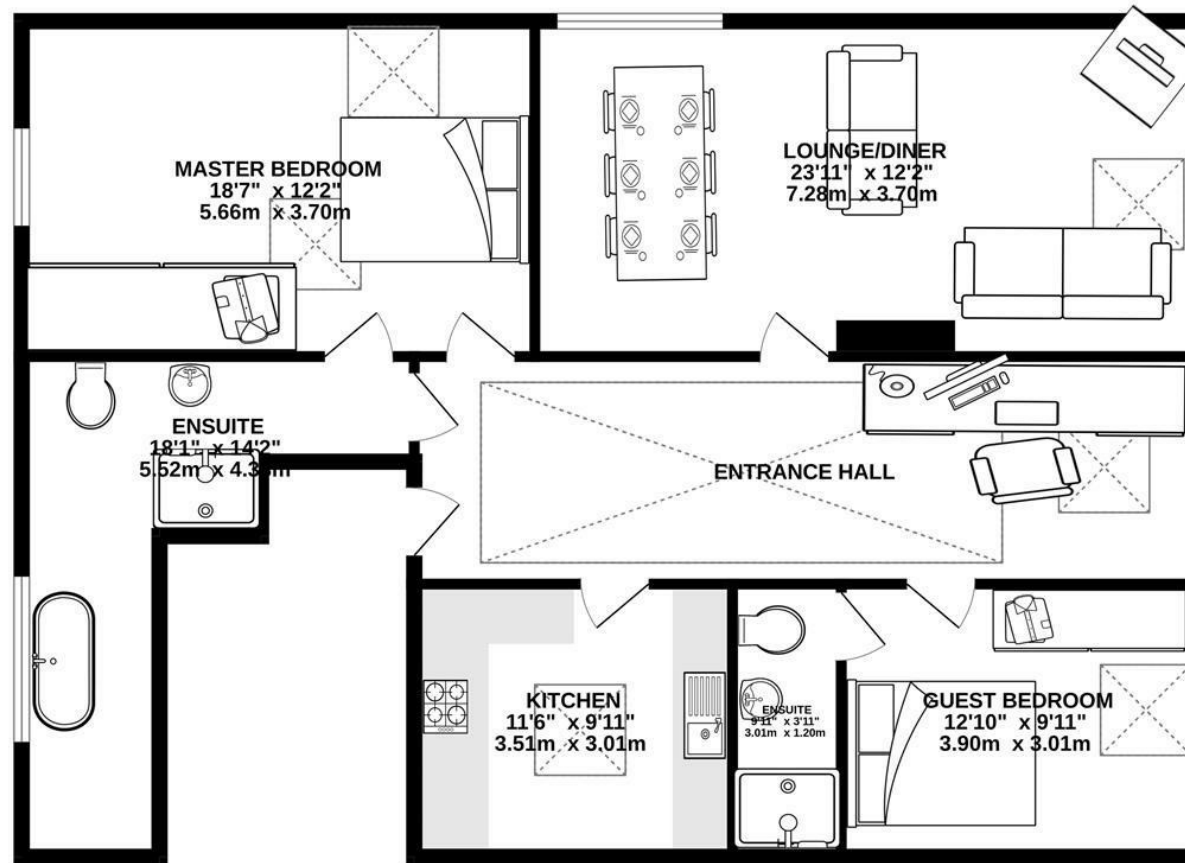
Property Comprises

A well presented top floor apartment situated in a stunning character development in the heart of Branksome Park. The apartment is accessed by a feature entrance into the communal areas leading up to The Penthouse.

As you enter the apartment, you are greeted by a large and bright entrance hall with a sky light which leads to all principle rooms. The property boasts a large lounge/dining area, a fully fitted kitchen, two double bedrooms with en-suites and storage. The apartment has well manicured communal grounds as well as a garage with allocated parking.



GROUND FLOOR 1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Key Drummond

Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

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