



Flat 2 Forest View 22 Forest Road, Poole BH13 6DH  
£350,000 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**

This delightful ground floor apartment is set within an attractive character conversion. Located in a sought after position, close to local beaches and within a quiet road, whilst being close to local amenities of Westbourne.

Bright and spacious throughout internal accommodation includes two double bedrooms, an impressive west facing lounge which enjoys a pleasant outlook of Branksome Park, a fully fitted kitchen, family bathroom, en-suite to the main bedroom and ample storage.

The property is conveyed with one allocated parking space with further non restricted parking along Forest Road.

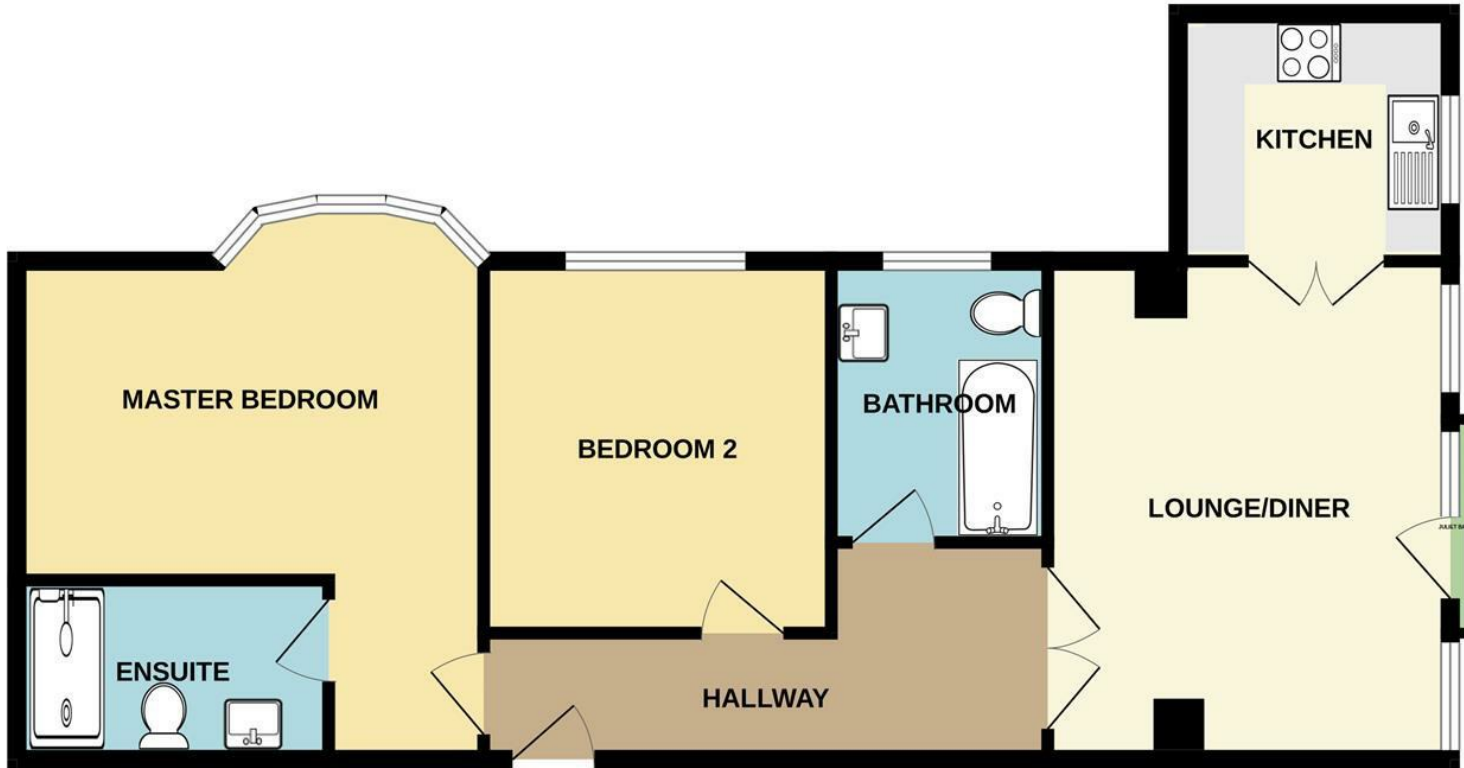
Maintenance £2,000 per annum

EPC Rating - C

Council Tax Band - D



# GROUND FLOOR



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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**All room dimensions given above are approximate measurements**

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