



Flat 45, 5, Branksome Court Western Road, Poole BH13 7BD
Offers In Excess Of £430,000 Share of Freehold





Property Comprises

This bright and spacious fourth floor apartment boasts excellent and versatile accommodation. 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 terrace and views over manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two further bedrooms, second bathroom and garage. Ample visitors parking to the front of the block.

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

Tenure:

Shared Freehold

Lease Length: 999 years Cost £828.25 per quarter

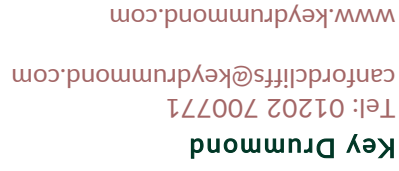
Sinking Fund: Yes

Council Tax Band: E

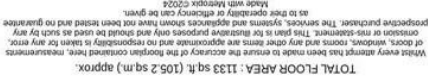
EPC: D 2034

Maintenance: Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, Cleaning/Maintenance of Communal Areas.

No Pets Allowed



1133 sq.ft. (105.2 sq.m.) approx.



- 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 as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

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.

Environmental Impact (CO ₂) Rating	
Climate	Very environmentally friendly - lower CO₂ emissions (20 points) A 100-120 B 80-100 C 60-80 D 40-60 E 20-40 F 0-20 G Not environmentally friendly - higher CO₂ emissions
Material	
EU Directive 2002/91/EC	