



**Flat 45, 5, Branksome Court Western Road, Poole BH13 7BD**  
**Offers In Excess Of £420,000 Share of Freehold**





#### Property Comprises

This bright and spacious forth 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

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

