



**12 Pine Park Mansions 1-3 Wilderton Road, Poole BH13 6EB**  
**Asking Price £260,000 Share of Freehold**





**\*\*\*VACANT POSSESSION\*\*\* A SECOND FLOOR, LIFT SERVED, TWO BEDROOM APARTMENT situated within walking distance to WESTBOURNE VILLAGE The property also boasts a GARAGE, PARKING SPACE & SOUTH FACING BALCONY.**

- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- GARAGE AND PARKING SPACE
- THIRD FLOOR APARTMENT
- SOUTH FACING BALCONY
- 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 spacious third 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 or wanting superb outside space with bright and recently renovated accommodation.

The apartment is presented in good order throughout, benefiting from brand new carpets, kitchen and appliances, redecoration. 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 is comprised of two double bedrooms, kitchen/breakfast room, large living room with access to the south-facing balcony, family bathroom and separate WC with wash basin. 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.

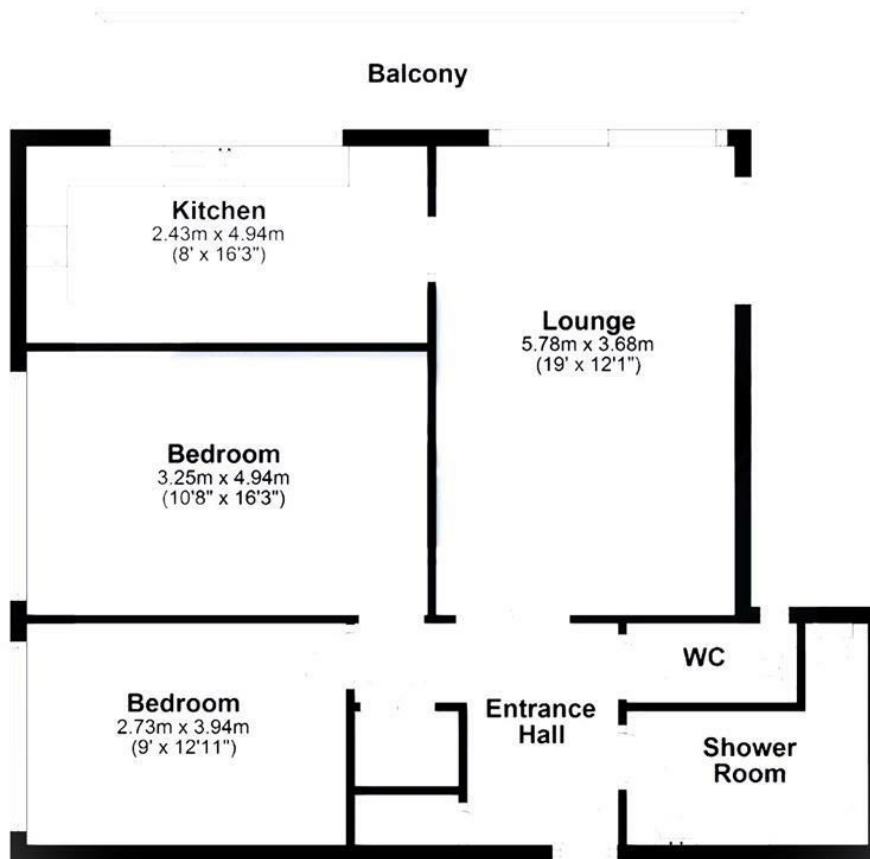
Share of Freehold  
Service Charge £2,400pa





### Top Floor

Approx. 79.6 sq. metres (857.3 sq. feet)



Total area: approx. 79.6 sq. metres (857.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel. 01202 556006)  
Plan produced using PlanUp.

## Key Drummond

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#### 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 purchasers 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		Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A	(81-91) B			(82-90) A	(60-80) B		
(84-90) C	(74-80) D	67	79	(50-59) C	(40-59) D		
(69-80) E	(54-68) F			(30-39) E	(20-39) F		
(41-68) G	(1-40) G			(1-29) G	(1-29) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	