



£975,000

Flat 1, Chine View, 5 Westminster Road, Branksome Park, Poole, BH13 6EQ



# Chine View, 5

Westminster Road, Branksome Park, Poole, BH13 6EQ

**\*\*JUST MOMENTS FROM THE BEACH\*\*** An IMMACULATE and MODERN THREE DOUBLE BEDROOM ground floor apartment situated in a small, exclusive GATED DEVELOPMENT.

NO FORWARD CHAIN

- SMALL GATED DEVELOPMENT
- BUILT IN RECENT YEARS
- GROUND FLOOR
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- LARGE TERRACE
- TWO UNDERGROUND PARKING SPACES
- CLOSE TO BEACH
- NO ONWARD CHAIN

Local Authority BCP, Tax Band F, Tenure: 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*

Built in recent years this stylish contemporary development consists of only 6 exclusive apartments which have been cleverly designed and superbly finished. Situated in a quiet treelined road within the heart of Branksome Park. Positioned just 275 yards from Branksome Beach and under three quarters of a mile from the independent shops, bars and restaurants of Canford Cliffs the apartment is ideally situated as either a main residence or second







home

This bright and spacious three double bedroom apartment is on the ground floor with accommodation extending to over 1,650SQFT to include three double bedrooms, three bathrooms, fully fitted modern kitchen, an impressive lounge/dining room giving access onto a large wrap around terrace perfect for outdoor entertaining, separate utility room and ample storage.

A lift from the communal area provides access to the secure underground parking where the apartment has two designated spaces and a secure, private store room.

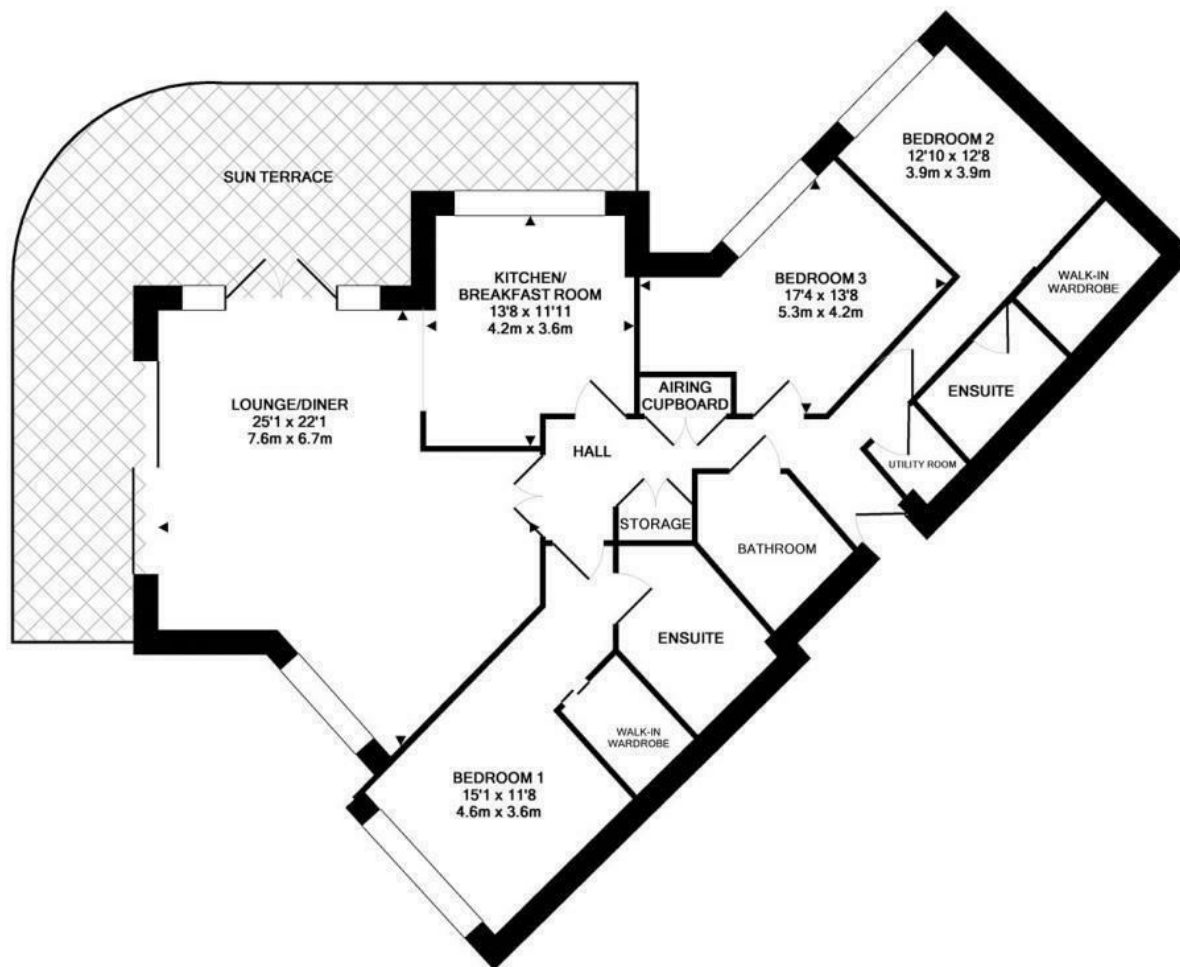
The development is approached via electrically operated vehicular gates from which the drive leads down to the underground parking area. The building is surrounded by well landscaped communal gardens that are mostly laid to lawn but planted with mature shrubs and hedges at the boundaries.

Tenure: Share of Freehold

Maintenance: £3,256 per annum

Council Tax Band: F

EPC: TBC



Total Approx Floor Area: 1650 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

