



29 Branksome Court Western Road, Poole BH13 7BD
Asking Price £425,000 Share of Freehold





****RECENTLY REFURBISHED** A STUNNING ground floor apartment located in the heart of CANFORD CLIFFS boasting TWO DOUBLE BEDROOMS, a spacious LOUNGE/DINING ROOM and a SOUTH FACING TERRACE.**

- RECENTLY REFURBISHED
- TWO DOUBLE BEDROOMS
- CLOSE TO CANFORD CLIFFS VILLAGE
- GROUND FLOOR APARTMENT
- IDEAL LOCK UP AND LEAVE
- GARAGE

Canford Cliffs

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

Property Comprises

This recently refurbished ground 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 beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, guest bedroom, second bathroom and garage. Ample visitors parking to the front of the block.

Maintenance

Tenure: Share of Freehold

Maintenance: £2602 pa to include building insurance, window cleaning, gardening, maintenance & cleaning of communal areas and lift maintenance.

Council Tax Band: E



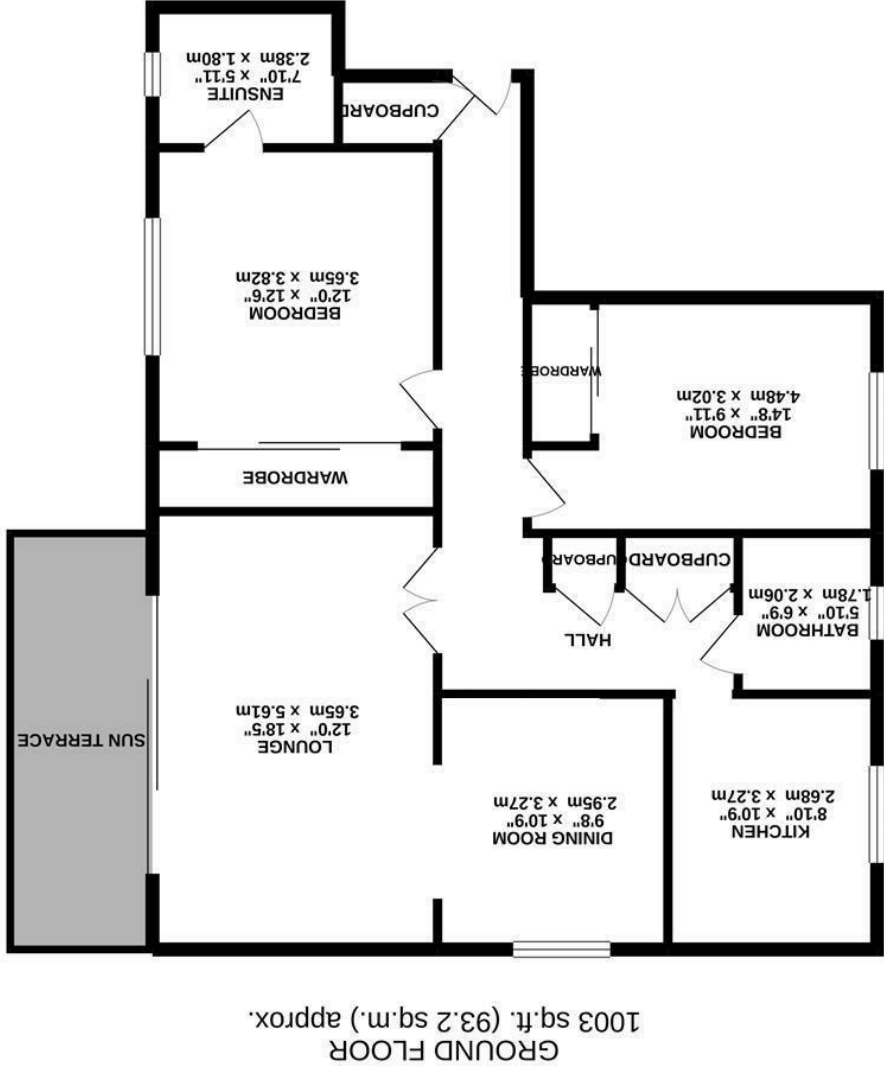


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TOTAL FLOOR AREA : 1003 sq ft. (93.2 sq m.) approx.

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, omissions or mis-statements. 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

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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• 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

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

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.

