



**12a Branksome Court, 5 Western Road, Canford Cliffs BH13 7BD**  
**Guide Price £375,000 Share of Freehold**





#### Property Comprises

This bright and spacious, over 1100 sq foot, three double bedroom second floor apartment is situated within walking distance of Canford Cliffs Village and the beach. Lift and stairs to second floor. The entrance door gives access to a spacious hallway, ample storage cupboard and doors to all principal rooms which comprise of a large living room and dining room, sliding patio doors lead out onto the sunny, South facing balcony with views out over the manicured communal gardens. The kitchen/dining room is well appointed, main bedroom with en-suite, separate family bathroom, two further double bedrooms. Single garage and ample visitor parking based on first come, first served basis. No Forward Chain, Vacant Possession.

#### 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 yacht 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.

#### Tenure:

Shared of Freehold

Lease Length: Start date: 2000 - 999 years £3313.52 per annum Maintenance: Building Insurance, window cleaning, gardening, clean/maintenance of communal areas

Sinking Fund: Yes

Council Tax Band:

EPC: B 2035

Maintenance: Approx £828.25 per quarter

Buildings Insurance, Window Cleaning, Gardening, Water & Sewerage, cleaning/maintenance of communal areas.

