



Beach Close Beach Road, Branksome Park, Poole BH13 7BS
£350,000 Share of Freehold





A SPACIOUS GROUND FLOOR apartment with a SUNNY SOUTH FACING PATIO and TWO DOUBLE BEDROOMS. Positioned in a QUIET LOCATION in the heart of Canford Cliffs Village and only a SHORT WALK to the area's AWARD WINNING BEACHES. PET FRIENDLY BLOCK.

- TWO DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO CANFORD CLIFFS AND THE BEACH
- GARAGE & PARKING
- REFURB OPPORTUNITY
- PETS ALLOWED

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.

Property Comprises

This ground-floor two-bedroom apartment is a coastal haven that combines the allure of the beach with a great opportunity to add your own stamp. The property is perfect for those who want to add value. Don't miss the opportunity to make this exceptional apartment your beachside retreat.

Situated in an unbeatable location, just moments from Canford Cliffs Village, and offers a leisurely 6 minute walk to the sun-kissed sands of Branksome Beach.

Conveyed with a secure garage and parking space; there is additional visitors parking.

Annual service charge: £2,770 P/Y

Roof was replaced a few years ago.

Pets permitted under license.





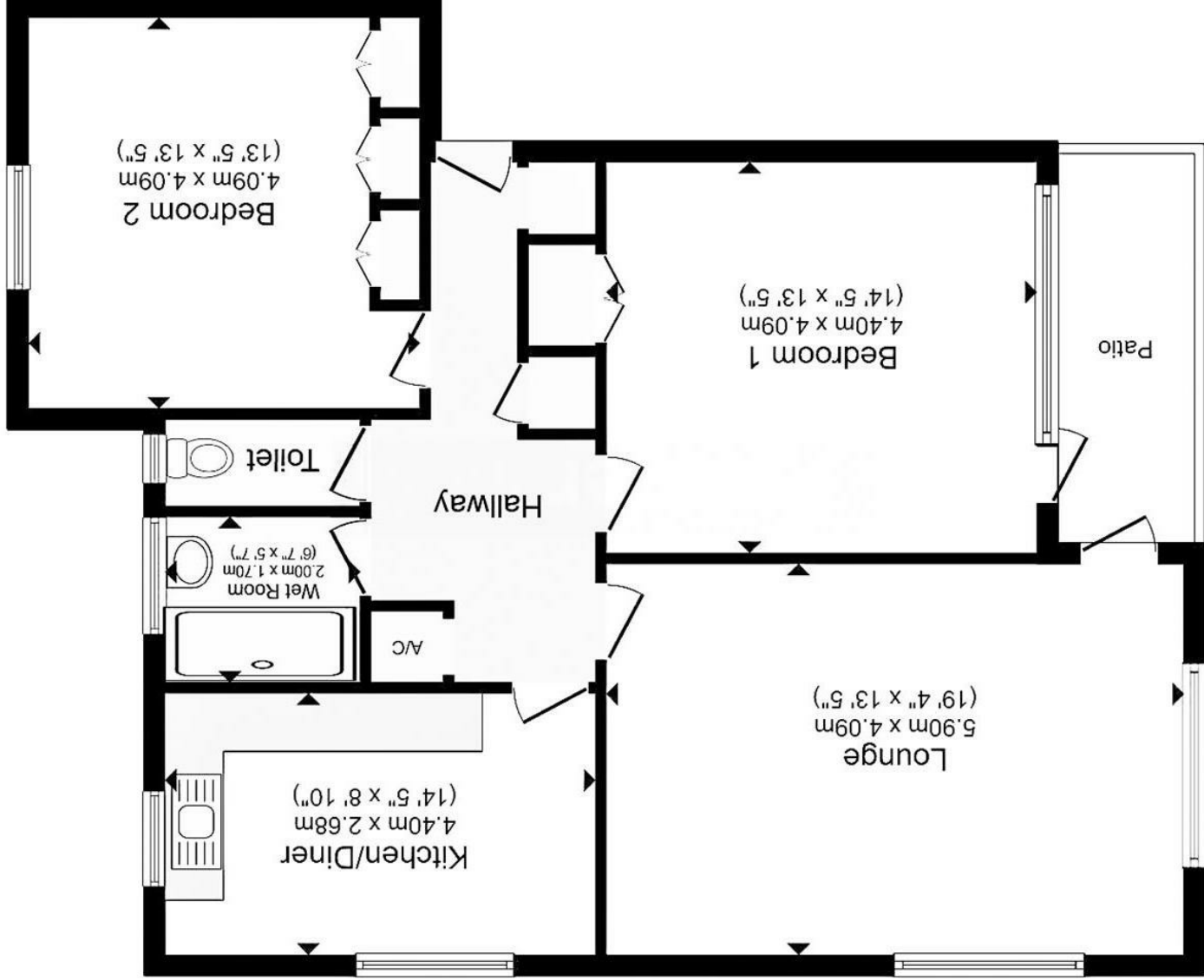
Key Drummond

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Total floor area 87.5 sq.m. (942 sq.ft.) approx



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. All parties must rely on their own inspections. purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Energy Efficiency Rating
Very energy efficient - lower running costs	A
Good energy efficiency - lower running costs	B
Decent energy efficiency - lower running costs	C
Below average energy efficiency - higher running costs	D
Poor energy efficiency - higher running costs	E
Very poor energy efficiency - higher running costs	F
Extremely poor energy efficiency - higher running costs	G
77	63

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Environmental Impact (CO ₂) Rating
Very low environmental impact - lower CO ₂ emissions	A
Low environmental impact - lower CO ₂ emissions	B
Decent environmental impact - lower CO ₂ emissions	C
Below average environmental impact - higher CO ₂ emissions	D
Average environmental impact - higher CO ₂ emissions	E
High environmental impact - higher CO ₂ emissions	F
Very high environmental impact - higher CO ₂ emissions	G
Climate	Climate

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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