



£1,395,000

43 Branksome Towers, Branksome Park, Poole, BH13 6JU

  
EST. 1977  
**KEYDRUMMOND**  
ESTATE AGENTS







43

## Branksome Towers, Branksome Park, Poole, BH13 6JU

An impressive and spacious third floor apartment with magnificent views of the sea, Old Harry Rocks and The Purbeck Hills. The apartment boasts three double bedrooms, a private beach hut and has been tastefully renovated throughout.

- PANORAMIC SEA VIEWS
- THREE DOUBLE BEDROOMS
- PRIVATE BEACH HUT AND BEACH ACCESS
- TOTALLY REFUBISHED IN 2018
- NO FORWARD CHAIN
- THIRD FLOOR APARTMENT
- GARAGE WITH ELECTRIC UP AND OVER DOOR

Local Authority BCP, Tax Band G, Tenure: Share of Freehold



### *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*

Positioned in one of Branksome's most prestigious cliff-top developments, this beautifully presented third-floor apartment offers breathtaking sea views and an exceptional coastal lifestyle. The apartment has been recently and completely refurbished throughout having been totally re wired and re plumbed, with new central heating, new kitchen and bathrooms and finished to a high standard with a contemporary yet timeless feel. Generous proportions and large windows allow natural light to flood the accommodation while framing stunning views across the coastline.

The accommodation comprises a spacious living and dining area, ideal for both relaxing and entertaining, with direct enjoyment of the elevated outlook over Poole bay from the Isle of Wight to Old Harry Rocks. The modern fitted kitchen is sleek and well-appointed, designed with both style and practicality in mind.

There are three well-proportioned bedrooms, offering flexibility for family living, guests, or home working, complemented by beautifully finished bathroom facilities.

Set within the highly regarded Branksome Towers, the apartment enjoys a prime position just moments from the sandy beaches below, while also being conveniently located for Branksome and Westbourne's shops, cafés, and transport links.

This is a rare opportunity to acquire a turnkey coastal apartment in an enviable cliff-top setting, ideal as a main residence, second home, or investment.

Accompanying the apartment is a private beach hut with direct access onto the promenade.











### *Outside*

Located on a private estate, the driveway leads down to the front of the building where there is ample parking for residents and visitors. There is also a single garage with electric up and over door conveyed with the apartment. To the rear of the property there are finely kept communal gardens where you will find a private pathway which leads down the cliff to a small selection of beach huts, one of which is conveyed with the apartment in arguably the best position, immediately adjacent to the beach access.

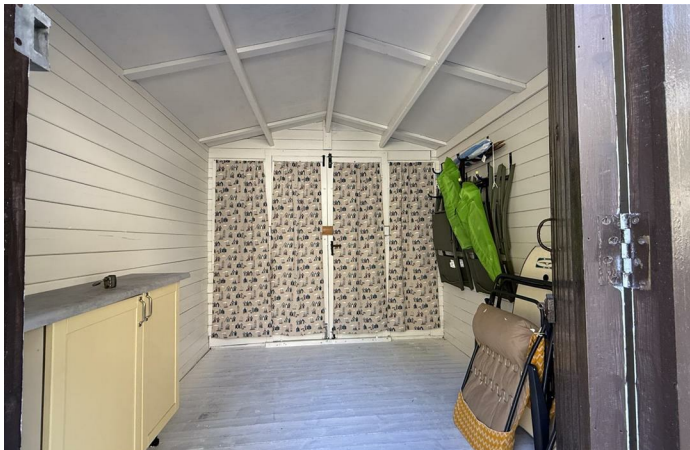
### *Maintenance Information*

Tenure: Share of freehold - Lease Length - 999 Years from 1979

Maintenance: £6,347 p/a

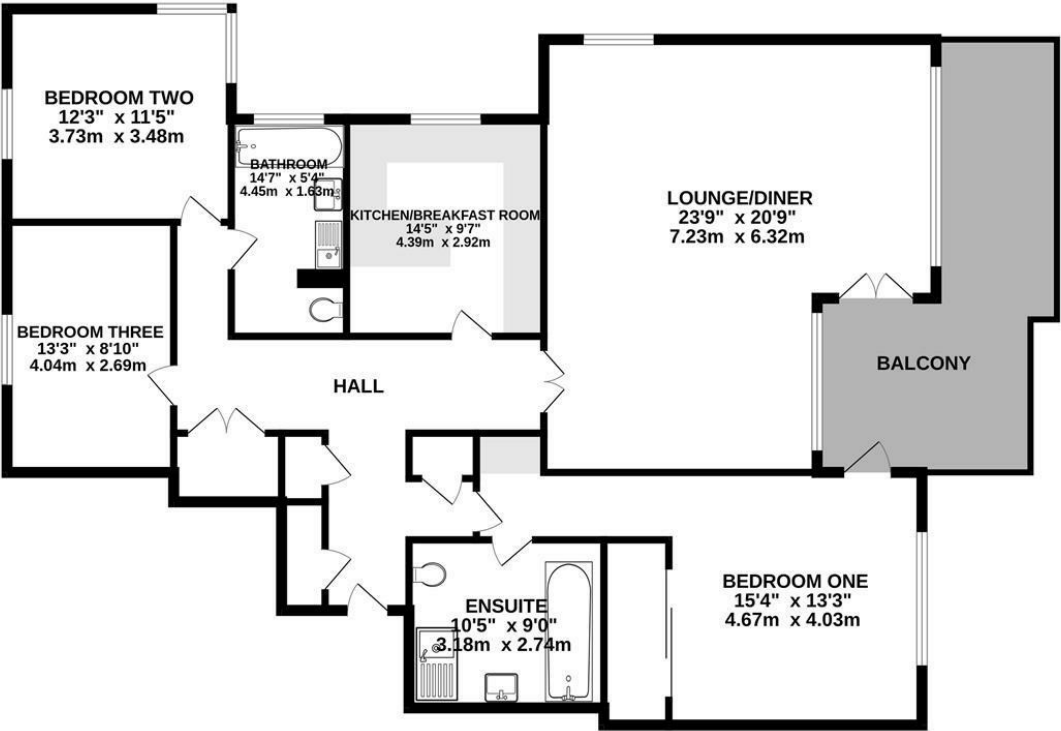
Council tax band: G

Tenure of Beach Hut: 99 year lease from 1979





FLOORPLAN  
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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, 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) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



