

Luxury+Prestige



# APARTMENT 2 BEECHWOOD

12 PINWOOD ROAD, BRANKSOME PARK, POOLE, BH13 6JS



























# TAKE A STEP INSIDE



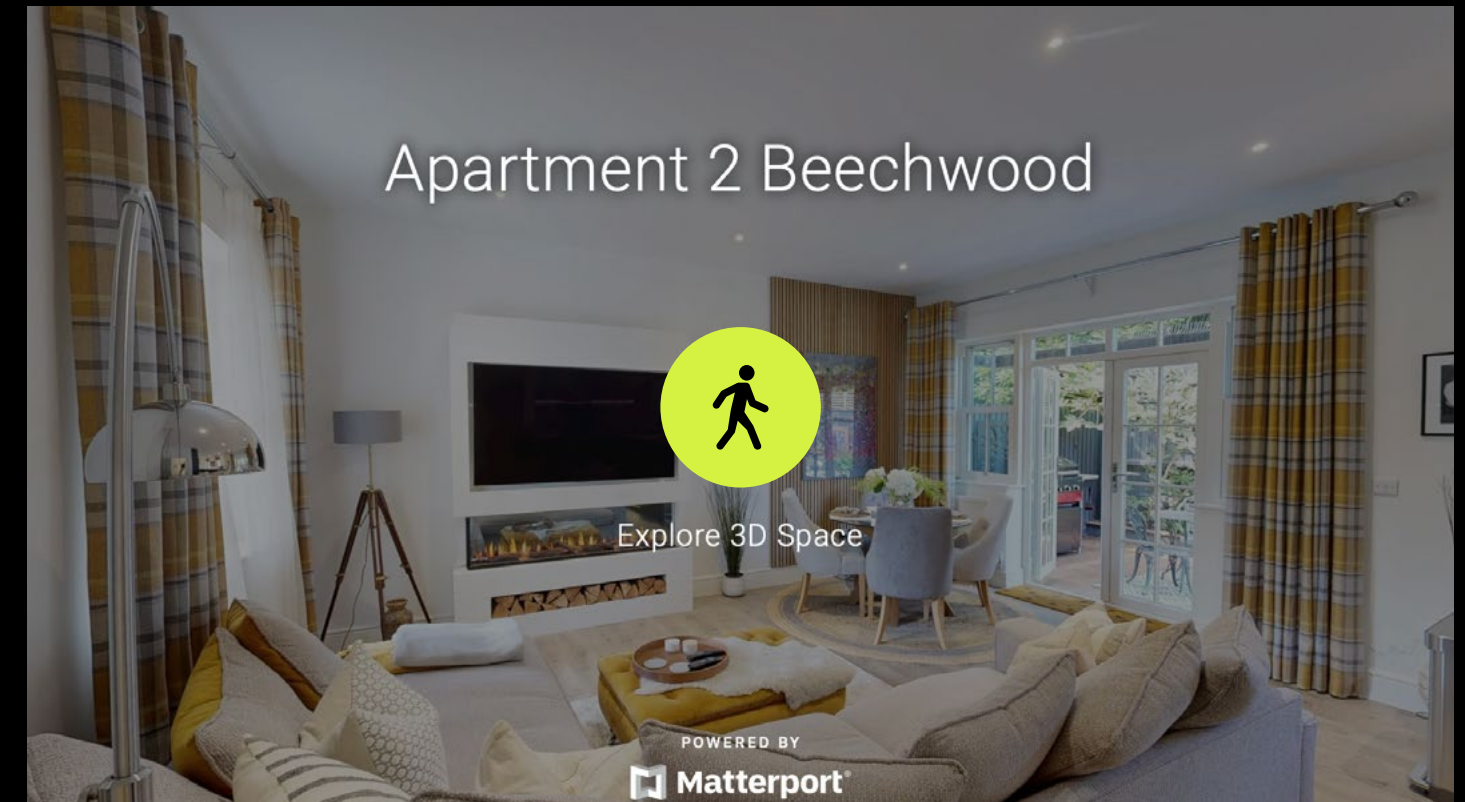
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

**vimeo**

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

**Matterport™**



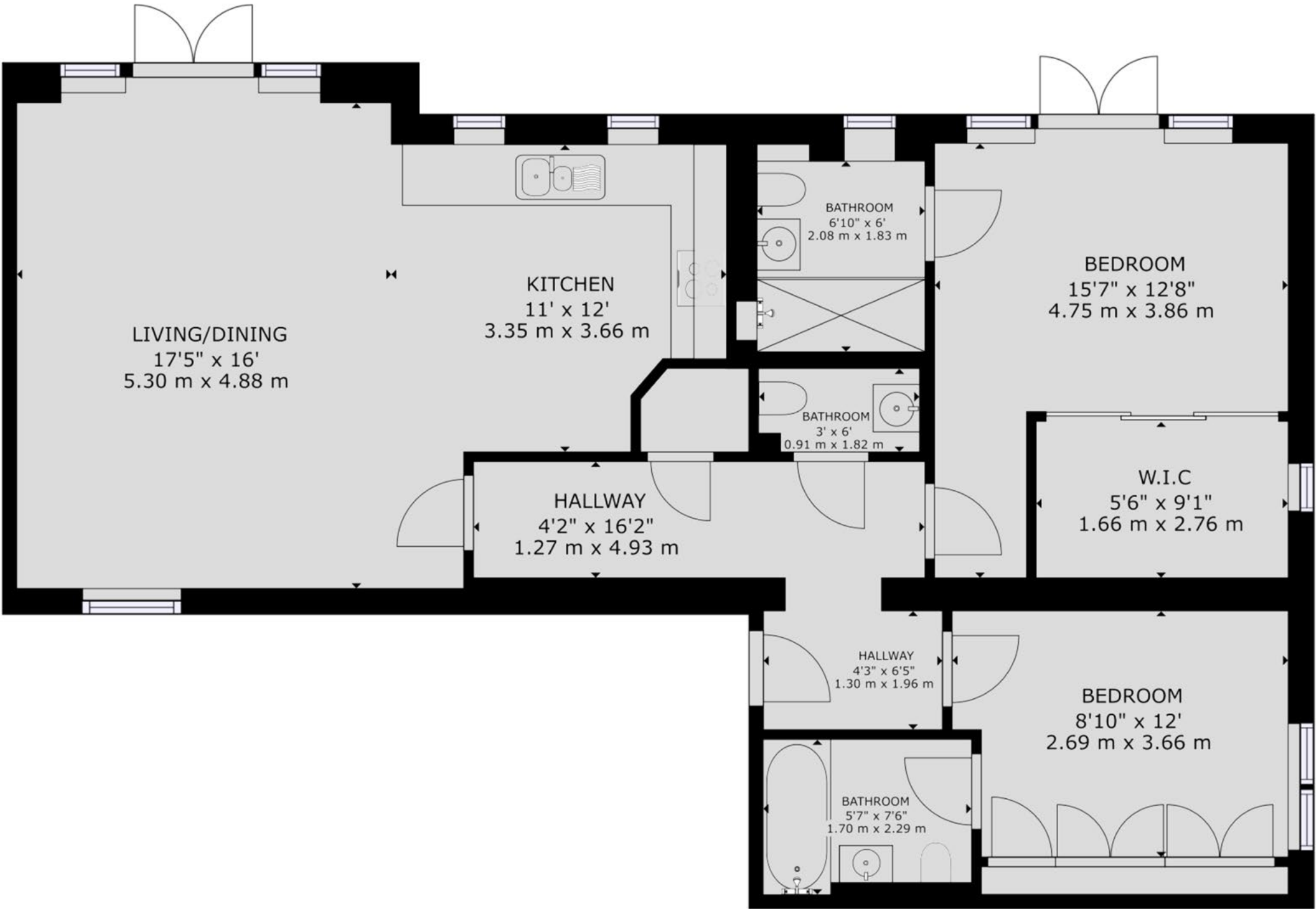
# Floorplan

Apartment 2 Beechwood  
14 Pinewood Road, Branksome Park,  
Poole, BH13 6JS

GROSS INTERNAL AREA

Apartment: 1,001 sq. ft / 93 m²

Sizes and dimensions are approximate, actual may vary.





# Summary

Beechwood was built only several years ago in this highly desirable location which is convenient for the beaches at Branksome Chine in one direction and the popular shopping centre of Westbourne in the other.

The development was built in a style which is reminiscent of the Victorian era making it attractive and in-keeping with the pretty street scene. This is a true garden apartment and pets are allowed on licence making it an even rarer commodity. The accommodation is beautifully appointed and it has been the subject of a number upgrades by the current owner.

The accommodation extends to around 1,000 square feet making it a highly luxurious two bedroom, two bathroom apartment which includes a wonderful open plan kitchen living space which opens onto the private garden via bi-fold doors. The stunning kitchen features stone worktops and upstands in addition to a full complement of integrated appliances. The principal bedroom also boasts a walk-in closet to add to the high end feel.

The outside garden is a stand out feature having been beautifully landscaped and including a private hot tub. The apartment comes with the right to use a single surface parking space in the shared courtyard.

# Details

Guide Price:	£675,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	125 years from 01/01/2018
Maintenance:	TBC
Ground Rent:	TBC* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home           £23,750** Additional Home    £57,500** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band E 2025/2026           £2,756.03pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage



# Key features

- + Recently constructed
- + Private garden
- + Hot tub
- + Pets allowed on licence
- + Circa 1,000 square feet
- + Beautiful interior
- + Open plan living
- + Stunning kitchen
- + Luxurious principal bedroom
- + Great location with bar



# Our team



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