



Apartment 7 Teak Close

1 Westminster Road, Branksome Park, Poole, Dorset, BH13 6JH



LUXURY &
PRESTIGE
Exclusive Properties

£1,950,000

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

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



PENTHOUSE TEAK CLOSE

BRANKSOME PARK

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

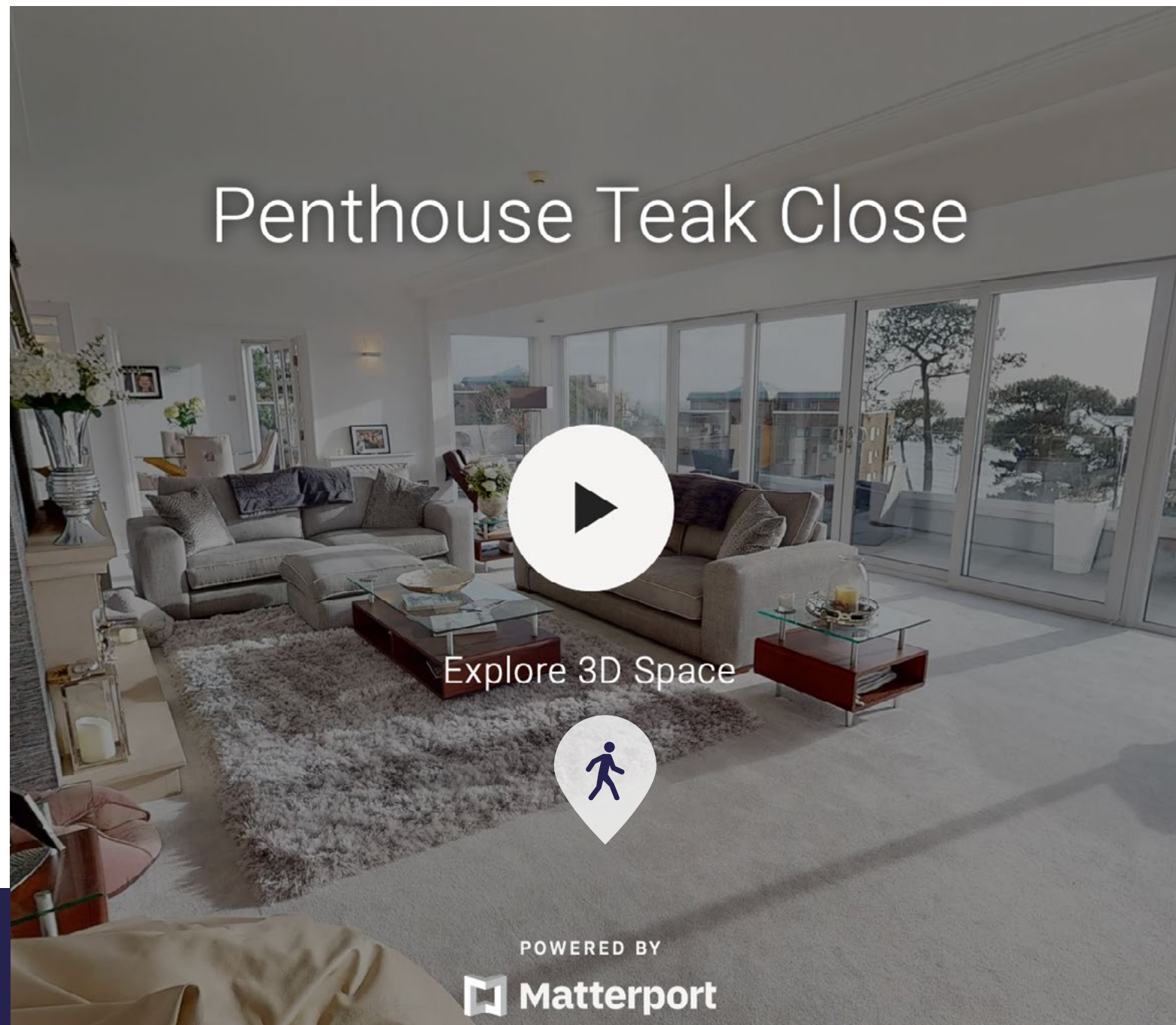
Can't wait to view in person?

Simply click on the thumbnail opposite 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.

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Teak Close sits in landscaped grounds which are gated and secure.



The sitting area is bathed in sunlight.



There are options for formal and informal dining.



The decor is extremely well presented and stylish throughout.

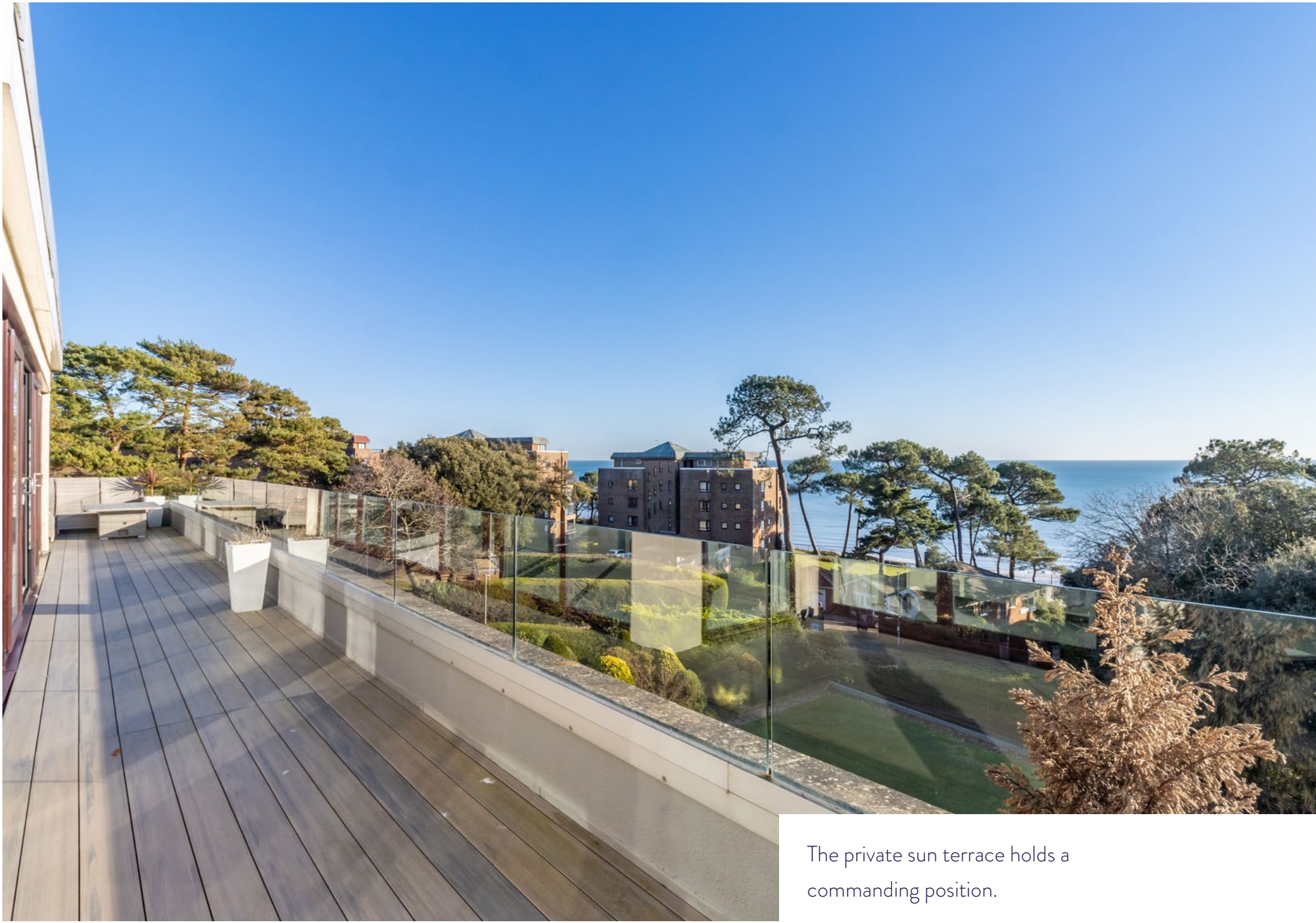


The three main bedrooms benefit from excellent sea views.



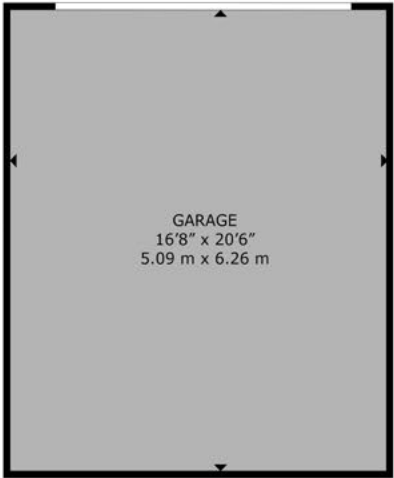
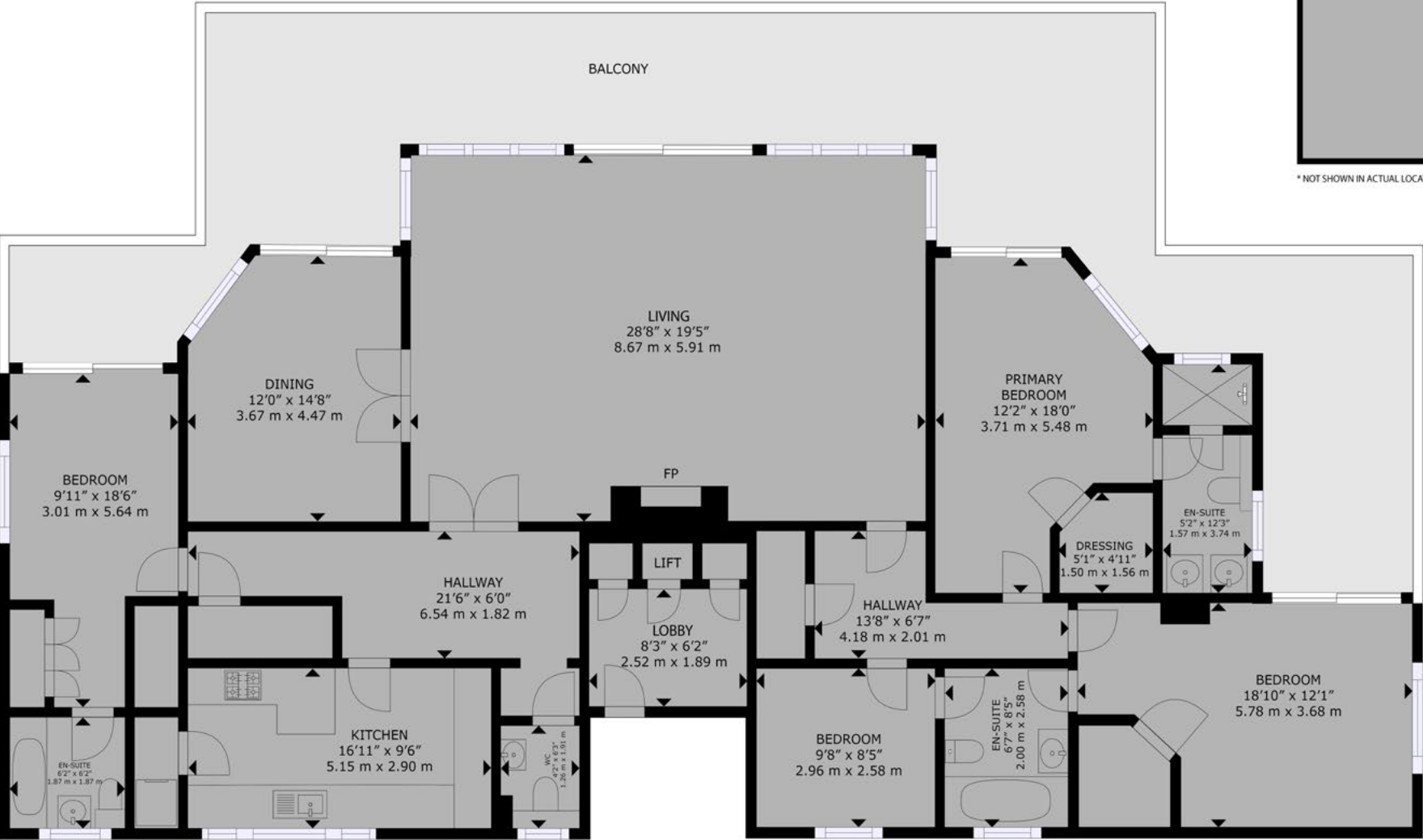
The decor has been interior designed to a high standard.





The private sun terrace holds a commanding position.

Apartment 7 Teak Close, 1 Westminster Road,
Branksome Park, Poole, BH13 6JH



* NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION

GROSS INTERNAL AREA
APARTMENT: 2,218 sq. ft, 206 m2
GARAGE: 333 sq. ft, 31 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

True penthouses - especially those in coastal locations - are very rare indeed. The penthouse apartment at Teak Close offers over 2,200 square feet of sumptuous accommodation and a wraparound sun terrace, all perfectly positioned to take advantage of some of the area's most beautiful beaches at Branksome Chine which are very nearby.

Teak Close is a small and exclusive block of just seven apartments which has been modernised and maintained to an exceptional standard. The communal areas benefit from cosmetic upgrades and a new elevator, although the penthouse benefits from direct lift access via its own private two person lift. The interior reads almost "as new" having had much money lavished on the decor resulting in beautiful interior design.

The main living space is nearly 29' in length and it is complemented by an additional dining room, separate kitchen breakfast room and four bedrooms together with three bathrooms. The primary bedroom and principal guest suite both benefit from en suite facilities. The sun terrace is an exceptional size and the sea views are simply beautiful. In fact waves can just be seen breaking on the shoreline below.

Outside there are beautiful grounds and the penthouse has the benefit of a 6m double garage. This location is highly prized and this rare opportunity is one not to miss.

- Exceptional sea views
- Convenient for stunning beaches
- Huge wraparound sun terrace
- Four bedrooms
- Three bathrooms
- Stunning decor
- Very well kept & gated block
- Direct lift access
- Double garage
- No forward chain

Guide Price:	£1,950,000
Tenure:	Leasehold & Share of freehold
Lease Length:	999 years from 01/01/2004
Stamp Duty:	Main Home £145,250* Additional Home £203,750* (*based on guide price)
Maintenance:	TBC Ground rent currently: £TBC ** Ground rents can increase over time and advice should always be sought by your solicitor before exchange of contracts
Council Tax:	Band G (2023/2024 £3,413.73)

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Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.