



Price Guide £425,000

31 Branksome Court, 5 Western Road, Poole, BH13 7BD



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main description

Incredibly spacious three double bedroom two bathroom ground floor apartment in this exclusive Branksome Court development in the highly desirable location of Canford Cliffs. This smart and well planned apartment benefits from a large living/dining room, separate fitted kitchen, patio and garage.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall where there is a useful coat cupboard, storage cupboard and airing cupboard with doors providing access to all accommodation.

The spacious living/dining room is bright and airy and opens onto the sunny private patio. The modern fitted kitchen benefits from a range of base and eye level units with work surface over and integrated appliances to include ceramic hob with stainless steel extractor hood above, oven, dishwasher, washing machine and fridge/freezer.

The large principle bedroom benefits from an en-suite shower room, built in wardrobes and a window which overlooks the pretty communal gardens. There are two further generous double bedrooms with bedroom two also having built in wardrobes and the third bedroom currently being used as a dining room which indicates just how flexible the accommodation can be. A family bathroom and generous hallway with office space completes the internal accommodation.

Outside is a garage with power and lighting.

Tenure

Share Of Freehold

199 years from 01/07/2000 175 years remaining.

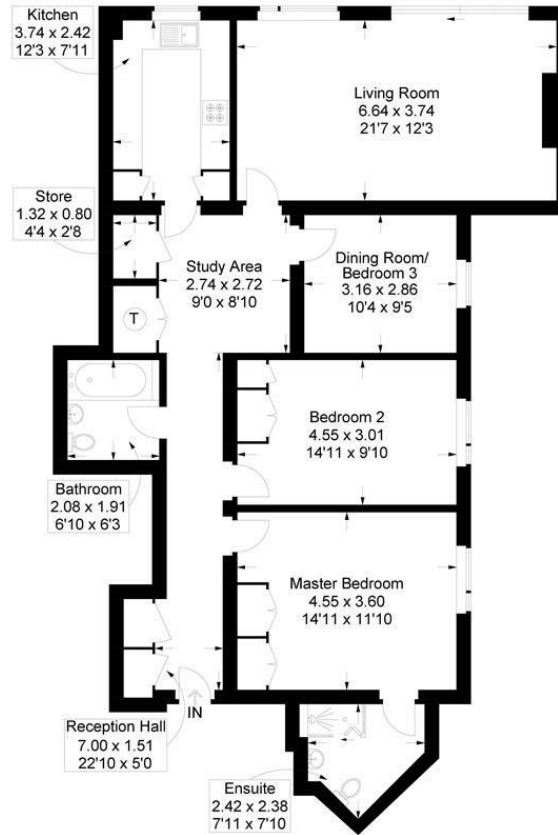
Service Charge circa £3200 per annum

FEATURES & SPECIFICATIONS

- Accommodation Of Around 1200 Square Feet
- Prime Canford Cliffs Location
- Close to Amenities and Branksome Beach
- Ground Floor with Private Patio
- Three Double Bedrooms
- Share Of The Freehold
- Principle Bedroom with En-Suite Shower Room
- New Carpets Throughout
- New Gledhill Envirofoam Cylinder
- Garage in Block

Branksome Court, Western Road, Poole

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft

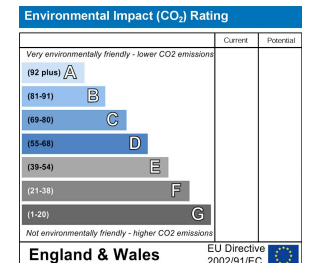
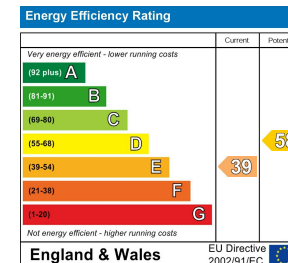


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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