



**Grason | Westminster Road | Branksome Park | BH13 6JQ**

**£2,250 PCM**



**QSALES &  
LETTINGS**



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**Branksome Park | BH13 6JQ**  
**£2,250 PGM**

**FOUR DOUBLE bedroom penthouse apartment only a short walk to Branksome Chine beach. Very spacious throughout and has lots of features, making this an ideal property close to the beach and local shops alike.**

**As you enter the property you are immediately greeted by the space, there are TWO hallway storage cupboard's. Leading from the hallway is a separate toilet, ideal for guests.**

**TWO of the FOUR bedrooms have en-suite bathrooms, the master also enjoys a bath and shower enclosure. Bedroom TWO's bathroom acts as an en-suite or family bathroom as accessed from the bedroom or hallway. THREE of the bedroom has built in wardrobes. From the master bedroom you are able to escape to the wrap-around balcony.**

**The kitchen has fully fitted appliance's and space for a breakfast /dining area.**

**The spacious lounge/diner overs some views towards the Purbeck Hill and beyond. Also leading to the wrap-around balcony with its private outlook.**

**There is an allocated underbuilding double garage, as well as a small amount of communal parking (the garage should be used in the first instance).**

**EPC rating: C**  
**Council Tax Band: G**

**UNFURNISHED, AVAILABLE THE END OF OCTOBER. To arrange to view, please call 01202 283654.**



- **Spacious Penthouse, a short walk to Branksome Chine**
- **Large kitchen/diner with appliance's and room for a breakfast/dining table**
- **Impressive lounge/diner with views towards the Purbecks**
- **TWO en-suite bathroom's and separate W/C**
- **Underbuild double garage**
- **Hallway storage**
- **Gas central heating**
- **FOUR DOUBLE BEDROOMS**
- **Large wrap-around private balcony**
- **UNFURNISHED, AVAILABLE END OF OCTOBER**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

