



**Flat 5, 10 Ettrick Road, Poole BH13 6LG**  
**£475,000 Share of Freehold**





**\*\*PENTHOUSE APARTMENT\*\*** A stunning **TWO DOUBLE BEDROOM** apartment situated in the heart of **BRANKSOME PARK**. The property is positioned in a character building and features a **LARGE ENTRANCE HALL, PARKING** and a **GARAGE**.

- PENTHOUSE APARTMENT
- TWO EN SUITES
- GARAGE AND PARKING
- TWO DOUBLE BEDROOMS
- CHARACTER BUILDING
- LOCATED IN THE HEART OF BRANKSOME PARK

### **Branksome Park**

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

### **Property Comprises**

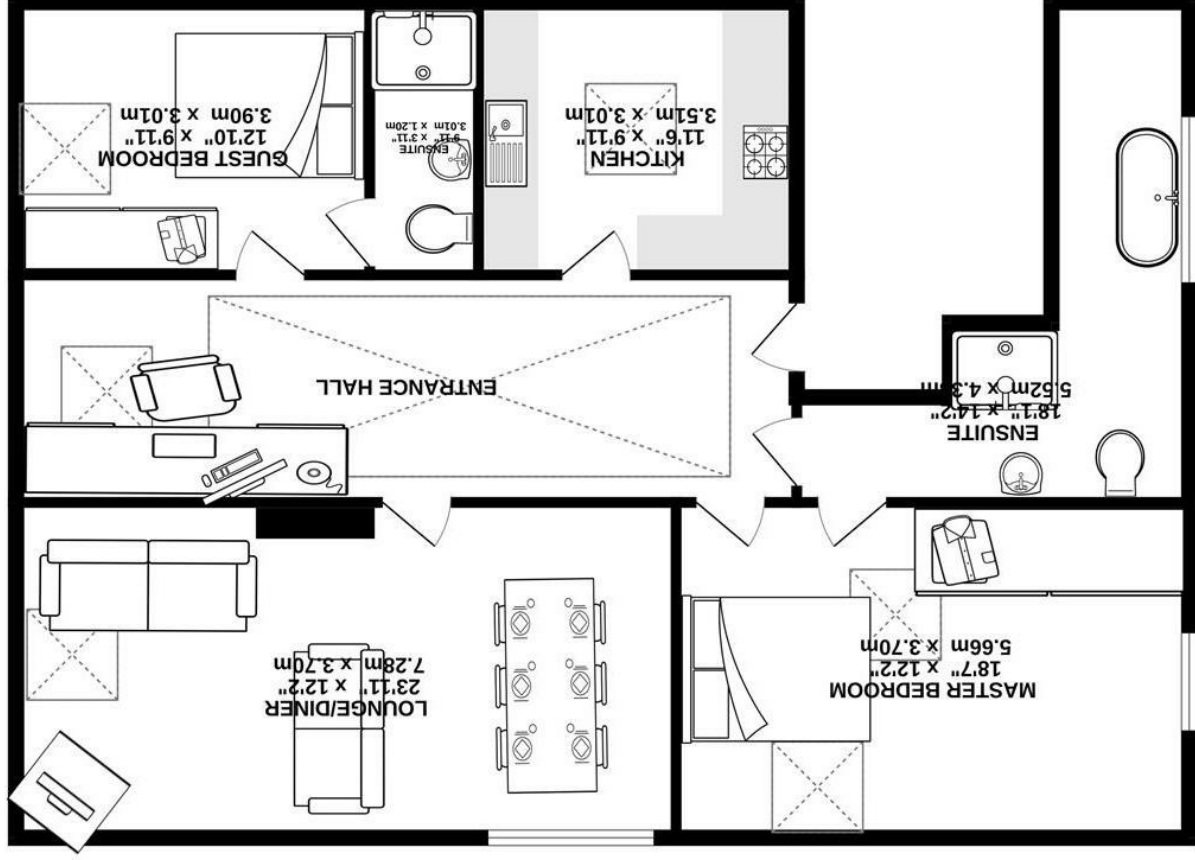
A well presented top floor apartment situated in a stunning character development in the heart of Branksome Park. The apartment is accessed by a feature entrance into the communal areas leading up to The Penthouse.

As you enter the apartment, you are greeted by a large and bright entrance hall with a sky light which leads to all principle rooms. The property boasts a large lounge/dining area, a fully fitted kitchen, two double bedrooms with en-suites and storage. The apartment has well manicured communal grounds as well as a garage with allocated parking.





## GROUND FLOOR 1157 sq.ft. (107.5 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 operating or efficiency can be given.

All room dimensions given above are approximate measurements  
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:  
• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.  
• They do not constitute an offer of contract for sale.  
• Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

| Energy Efficiency Rating                                |    |
|---|----|
| Very energy efficient - lower running costs             | A  |
| Energy efficient - lower running costs                  | B  |
| Decent energy efficiency - lower running costs          | C  |
| Below average energy efficiency - higher running costs  | D  |
| Poor energy efficiency - higher running costs           | E  |
| Very poor energy efficiency - higher running costs      | F  |
| Extremely poor energy efficiency - higher running costs | G  |
| Very poor energy efficiency - higher running costs      | 81 |
| Very poor energy efficiency - higher running costs      | 77 |
| Very poor energy efficiency - higher running costs      | 81 |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |    |
|---|----|
| Very low environmental impact - lower CO <sub>2</sub> emissions       | A  |
| Low environmental impact - lower CO <sub>2</sub> emissions            | B  |
| Decent environmental impact - lower CO <sub>2</sub> emissions         | C  |
| Below average environmental impact - higher CO <sub>2</sub> emissions | D  |
| Average environmental impact - higher CO <sub>2</sub> emissions       | E  |
| High environmental impact - higher CO <sub>2</sub> emissions          | F  |
| Very high environmental impact - higher CO <sub>2</sub> emissions     | G  |
| Very high environmental impact - higher CO <sub>2</sub> emissions     | 81 |
| Very high environmental impact - higher CO <sub>2</sub> emissions     | 77 |
| Very high environmental impact - higher CO <sub>2</sub> emissions     | 81 |