



**23 LISSENDEN**  
WESTBOURNE  
Dorset, BH13 6DS

£1,000 PCM

[goadsby.com](https://goadsby.com)



# SPACIOUS ONE BEDROOM APARTMENT IN BRANKSOME PARK

- One Bedroom Apartment
- Unfurnished
- Balcony
- Garage
- EPC Rating: Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	74	79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Reference: 415/19

**Deposit Amount:** £1,153.84

**Council Tax:** Band C

**Furnishing:** Unfurnished

**Heating Type:** Gas Central

**Parking:** Garage

## Utilities:

Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

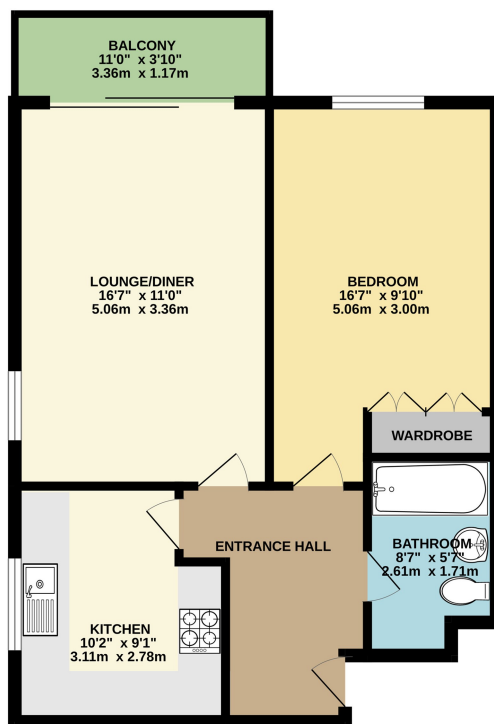
**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Goadsby are delighted to offer this fifth floor one bedroom apartment situated in Branksome Park. The property is spacious throughout and has recently had new carpets fitted and been redecorated throughout. The property comprises of one double bedroom with built in wardrobe, living .dining room with sliding doors leading onto the balcony, kitchen and bathroom. The property also benefits from a lift and has a single garage for parking one car.

"Trickle vents installed in January 2025 due to historic damp issue"



## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

This Floor Plan is for guidance only and is NOT TO SCALE  
Made with Metropix 02025

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