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Flat 7, Salthaven, 36 Tower Road - BH13 6JA

Poole

£725,000





## Flat 7 Salthaven, 36 Tower Road, Branksome Park, Poole

This exquisite three-bedroom apartment offers the ultimate in modern coastal living. Situated within an exclusive development of just 12 luxury apartments built circa three years ago, this first-floor residence has been thoughtfully designed with a high-end specification, ensuring style, comfort, and convenience throughout.

- 3 Double bedrooms
- Two En-Suite Bedrooms
- Open-Plan Lounge/Kitchen/Dining Area
- High-End Finishes & Appliances
- Private Balcony with Garden View
- Moments from Award-Winning Beaches
- Allocated Parking
- Service charge £1956 per annum
- Lease: 999 years from January 1st, 2021
- Council Tax Band: E

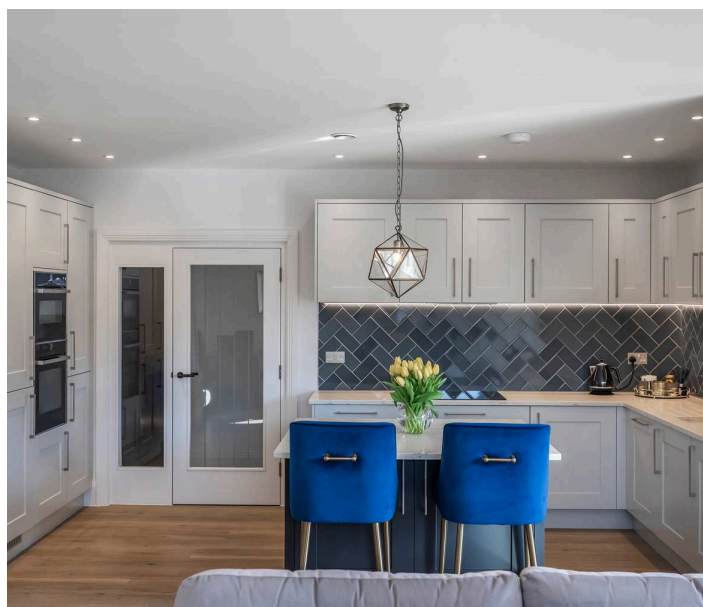
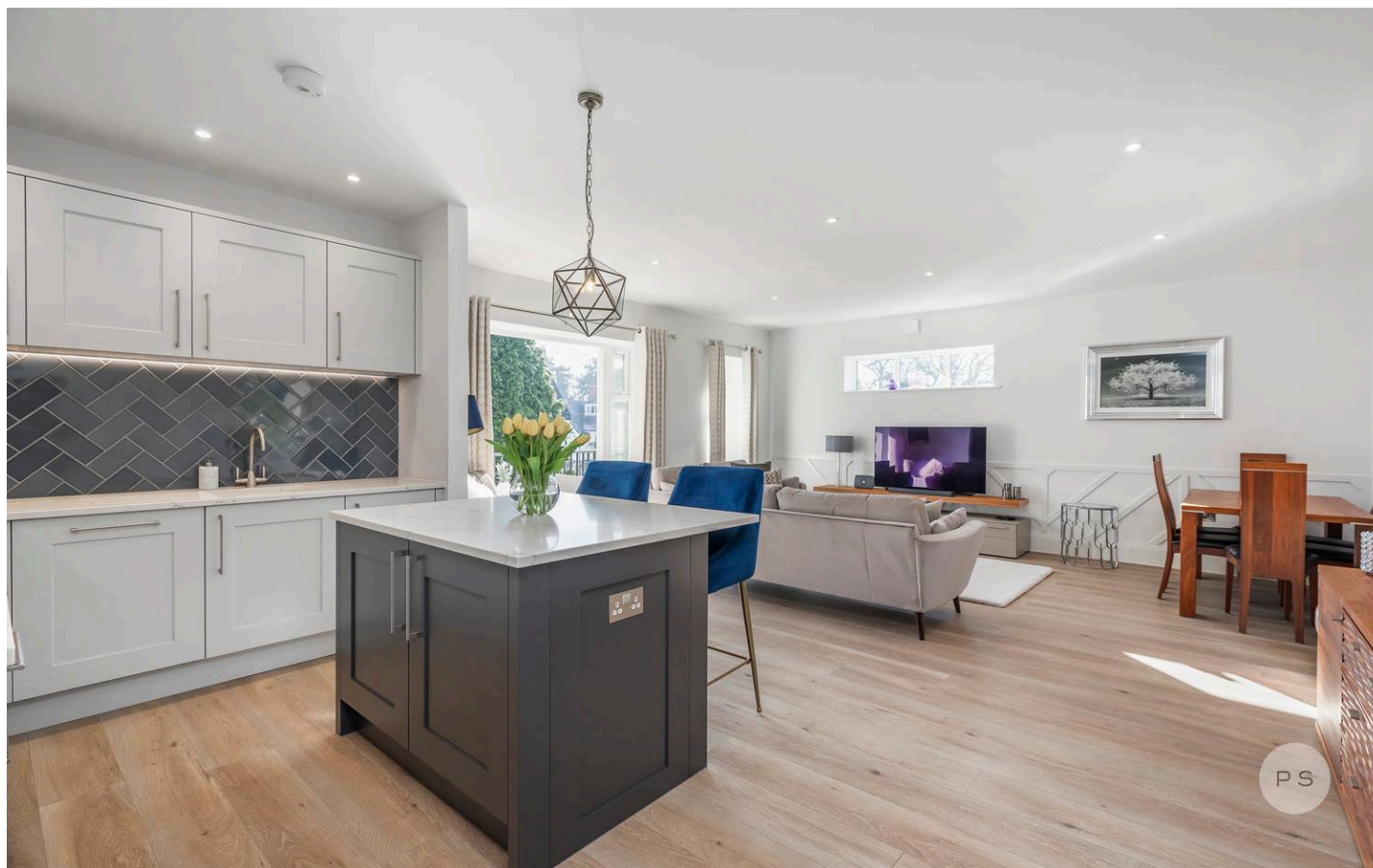


Upon entering the development, residents are welcomed by an elegant communal entrance hall featuring secure entry, stylish wall panelling, and a lift providing access to all floors. Inside, the open-plan living/kitchen/dining space is both expansive and inviting, featuring a designer kitchen complete with Dove Grey units, Quartz countertops, high-end appliances, and a feature island in contrasting Charcoal. The space is further enhanced by attractive wall panelling, large windows, and direct access to a private balcony.

The apartment boasts three generously sized bedrooms, two of which benefit from their own luxurious en-suite shower rooms. The third bedroom enjoys access to a Juliet balcony, adding to the light and airy feel of the home. A stunning family bathroom complements the sleeping quarters. Additional features include a dressing area in the primary bedroom with built-in 'His & Hers' wardrobes, underfloor heating, an air source heat pump for energy efficiency, and well-maintained communal gardens with mature trees and a lawn area. There is also secure residents' bicycle storage and an allocated parking space.

#### Location

Positioned within walking distance of the beach, this home is ideal for those who enjoy coastal living, whether it's paddleboarding, a morning swim, or a scenic walk along the promenade extending from Bournemouth to Sandbanks. For those seeking boutique shopping and dining, Westbourne Village is just a short stroll away, offering an eclectic mix of café bars, restaurants, and independent shops, along with everyday conveniences such as Marks & Spencer Food Hall. Golf enthusiasts will also appreciate the proximity to Parkstone Golf Club. This beautifully presented apartment offers a rare opportunity to enjoy luxurious coastal living with all the benefits of a modern, well-appointed home.

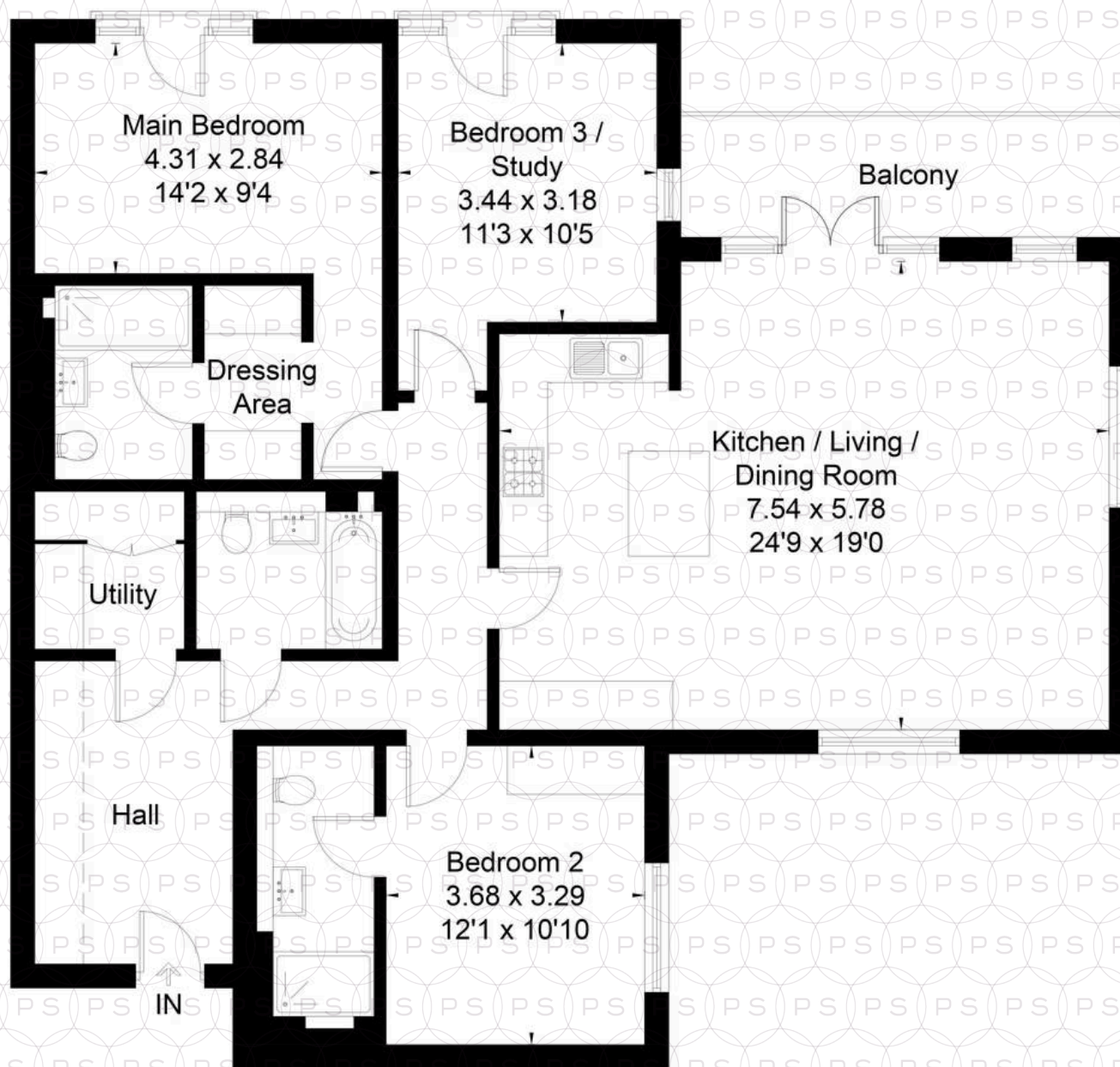








Approximate floor Area = 128.8 sq m / 1386 sq ft







## Philippa Sole

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