

PS

Flat 11, Salthaven, 36 Tower Road - BH13 6JA

£725,000

Enhanced with AI by STREET.CO.UK



Flat 11, Salthaven

Situated on the top floor of an exclusive development of just twelve luxury residences, this superb three double bedroom apartment combines elegant and contemporary design with a standout outdoor living area. Immediately on entering the development, you are greeted by a stunning atrium style entrance hall, which sets the tone of what's to come.

- Stunning three double bedroom, top floor apartment
- A short walking distance to the local award winning beach, shop's and restaurants
- Balcony plus large private roof terrace with power
- Three stylish bathrooms, including a luxury en suite with walk through dressing area
- Perfect as main or second home
- Conveniently situated for all transport links
- Pets allowed under licence
- Allocated and visitors parking
- Private gated access to communal grounds and outdoor storage
- This sale is not tied into a forward chain
- Share of Freehold
- 1364.1 sq.ft
- Maintenance charge £2,030.00
- EPC rating - B
- Council Tax - Band E



Immaculately presented, the spacious interior of this london style apartment features an open plan living, kitchen and dining area finished to a high specification, including bespoke cabinetry, quartz worktops, and premium integrated appliances. The principal bedroom offers a luxurious en-suite and dressing area, bedroom 2 also has a luxurious en-suite and bedroom 3 by a beautifully appointed family bathroom.

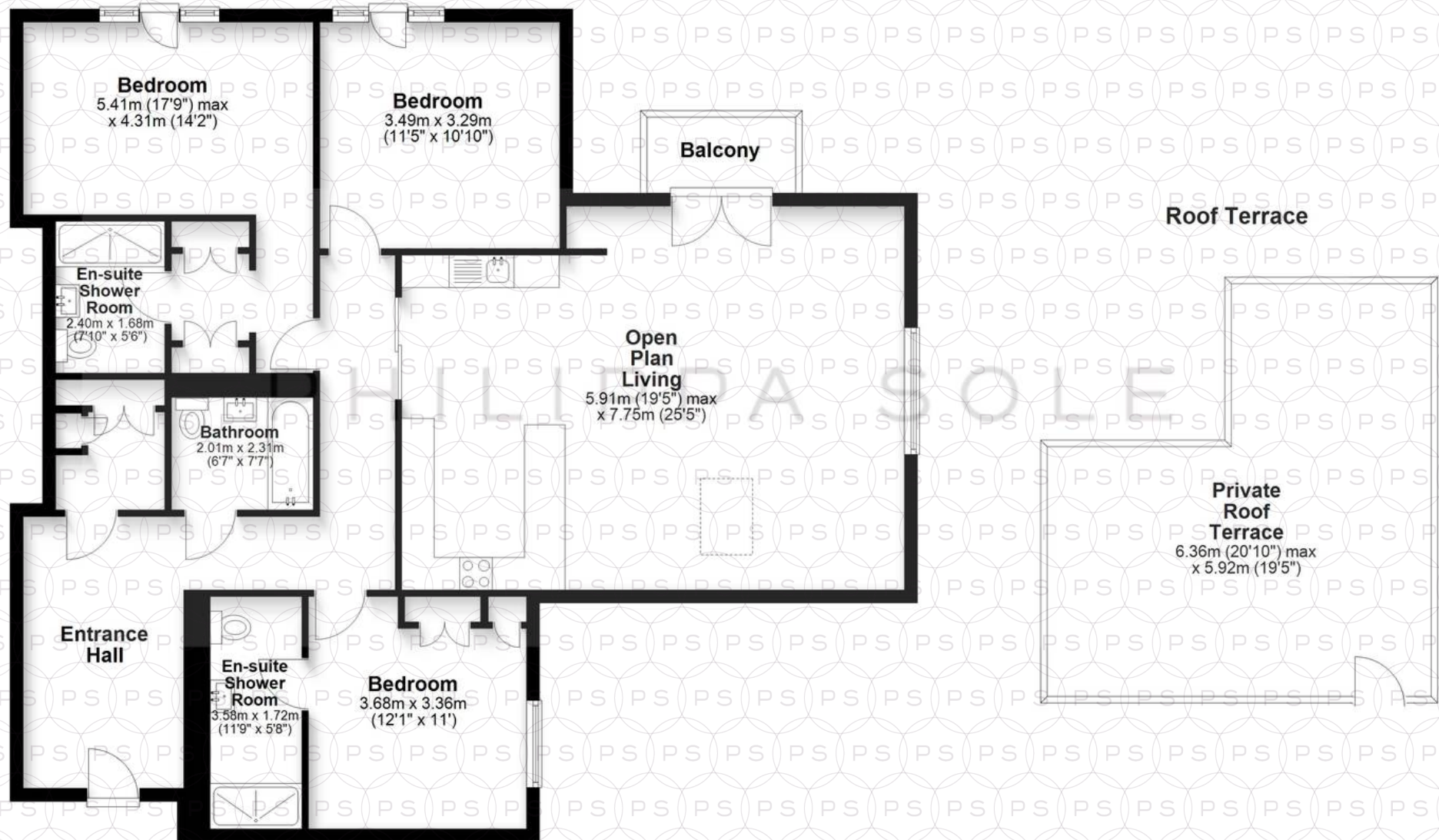
A rare highlight is the **private, lockable roof terrace**, offering an exceptional, secure space to relax or entertain. Additional features include underfloor heating, lift access, allocated parking, secure entry, and well maintained communal gardens, all within a pet-friendly setting. Completed approximately four years ago by a reputable developer, the building retains the remainder of its 10-year structural warranty, delivering peace of mind and timeless quality.

Location

Positioned in the heart of **Branksome Park**, one of the South Coast's most prestigious enclaves, the apartment is ideally located just moments from the award-winning sandy beaches of Branksome Chine and the lifestyle offerings of both Canford Cliffs and Westbourne villages. Excellent transport links, including mainline rail to London Waterloo in approximately 2 hours and access to the A338, make this a superb base for coastal living with easy access to London and beyond.



Second Floor



Main area: Approx. 126.7 sq. metres (1364.1 sq. feet)

Plus balconies, approx. 2.7 sq. metres (28.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or misstatement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Flat 11 Salthaven, 36 Tower Road, Poole



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.