



Flat 24 Branksome Court 5 Western Road, Poole BH13 7BD  
£430,000 Share of Freehold









A well presented, three double bedroom apartment situated in a well sought after location. Only a short walk from Canford Cliffs Village and the Blue Flag Beaches, this property is a perfect for a holiday home or downsizer.

- THREE DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- NO FORWARD CHAIN
- FIFTH FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GARAGE AND PARKING
- CANFORD CLIFFS LOCATION
- BRIGHT AND SPACIOUS

### Canford Cliffs

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

### Property Comprises

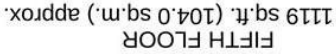
This apartment boasts excellent, versatile accommodation and benefits from being well presented throughout. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing balcony and overlooks the beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, two separate double bedrooms, further bathroom, plenty of storage cupboards and garage. Ample visitors parking to the front of the block.





**Key Drummond**  
Tel: 01202 700771

Further



operability or efficiency can be given.

Energy Efficiency Rating	Current	Targeted
Energy meter efficient - lower running costs A (not shown) B (97-101) C (85-96)		
D (75-84) E (69-84) F (51-74) G (39-50) H (lower rating costs)		

England & Wales  
2002/9/EC  
EU Directive

Environmental Impact (CO <sub>2</sub> Rating)	
Climate	Financial
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	