



**Connells**

Ashton Court Western Road  
Poole



### Property Description

Discover Your Dream Retreat in Branksome Park! Imagine stepping into a remarkably spacious two-double bedroom apartment, perfectly positioned just a leisurely stroll from the vibrant heart of Westbourne. This isn't just an apartment; it's an invitation to a refined lifestyle. Unwind in a generous lounge, spilling out onto a private balcony that overlooks beautifully maintained communal garden. Inside, discover the thoughtful layout featuring a bright lounge/dining area, a practical kitchen, two inviting double bedrooms, a family bathroom, and a private en-suite. With the added comforts of double glazing, resident parking, and the security of a Share of Freehold, this home offers both peace of mind and undeniable charm. An essential viewing to truly grasp the generous proportions and coveted Branksome Park setting.

#### Kitchen

13' 1" x 8' 4" ( 3.99m x 2.54m )

#### Lounge

20' 1" x 14' 6" ( 6.12m x 4.42m )

#### Bedroom 1

14' 6" x 12' 2" ( 4.42m x 3.71m )

#### Bedroom 2

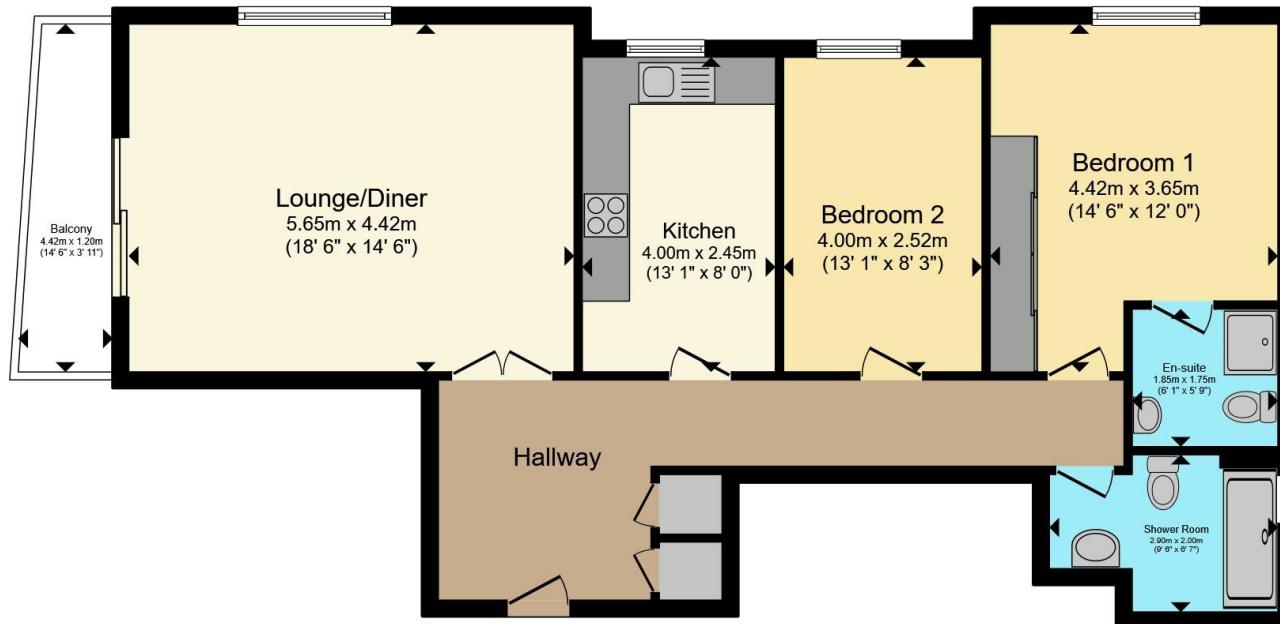
13' 1" x 8' 7" ( 3.99m x 2.62m )







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Total floor area 85.9 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: C  
 Council Tax  
 Band: D

Service Charge:  
 2850.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306471](http://connells.co.uk/Property/SBN306471)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: SBN306471 - 0004