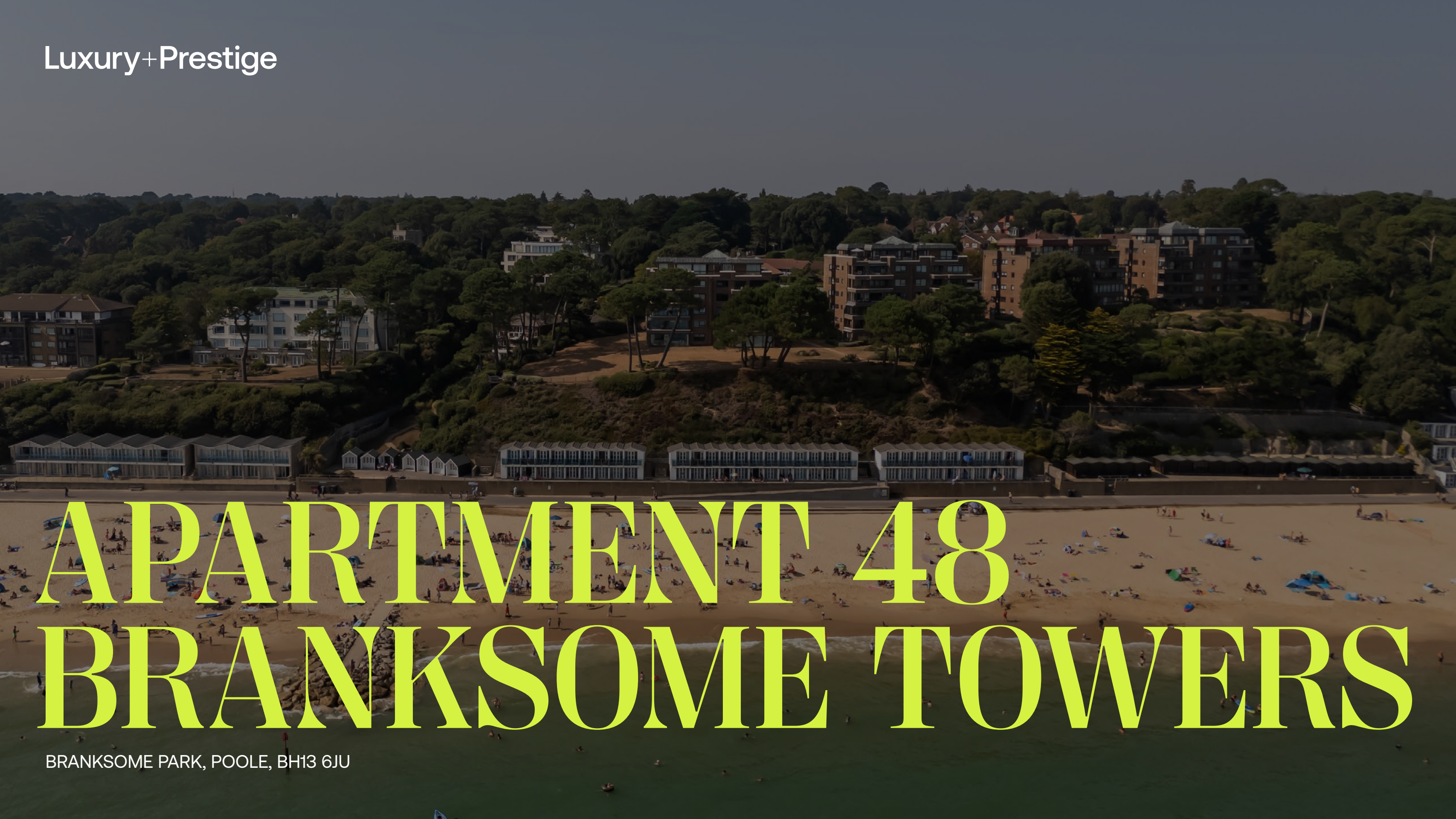


Luxury+Prestige



APARTMENT 48 BRANKSOME TOWERS

BRANKSOME PARK, POOLE, BH13 6JU









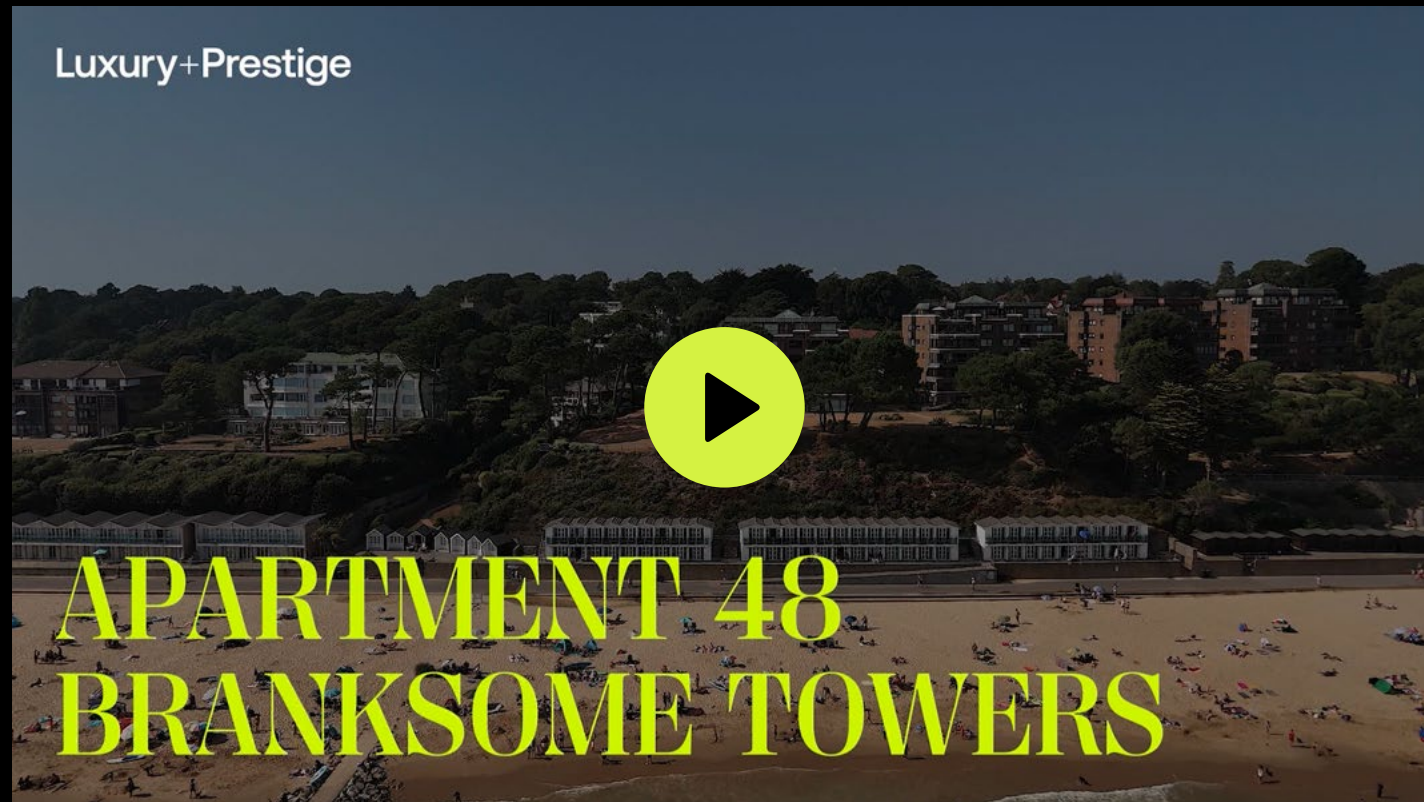








TAKE A STEP INSIDE



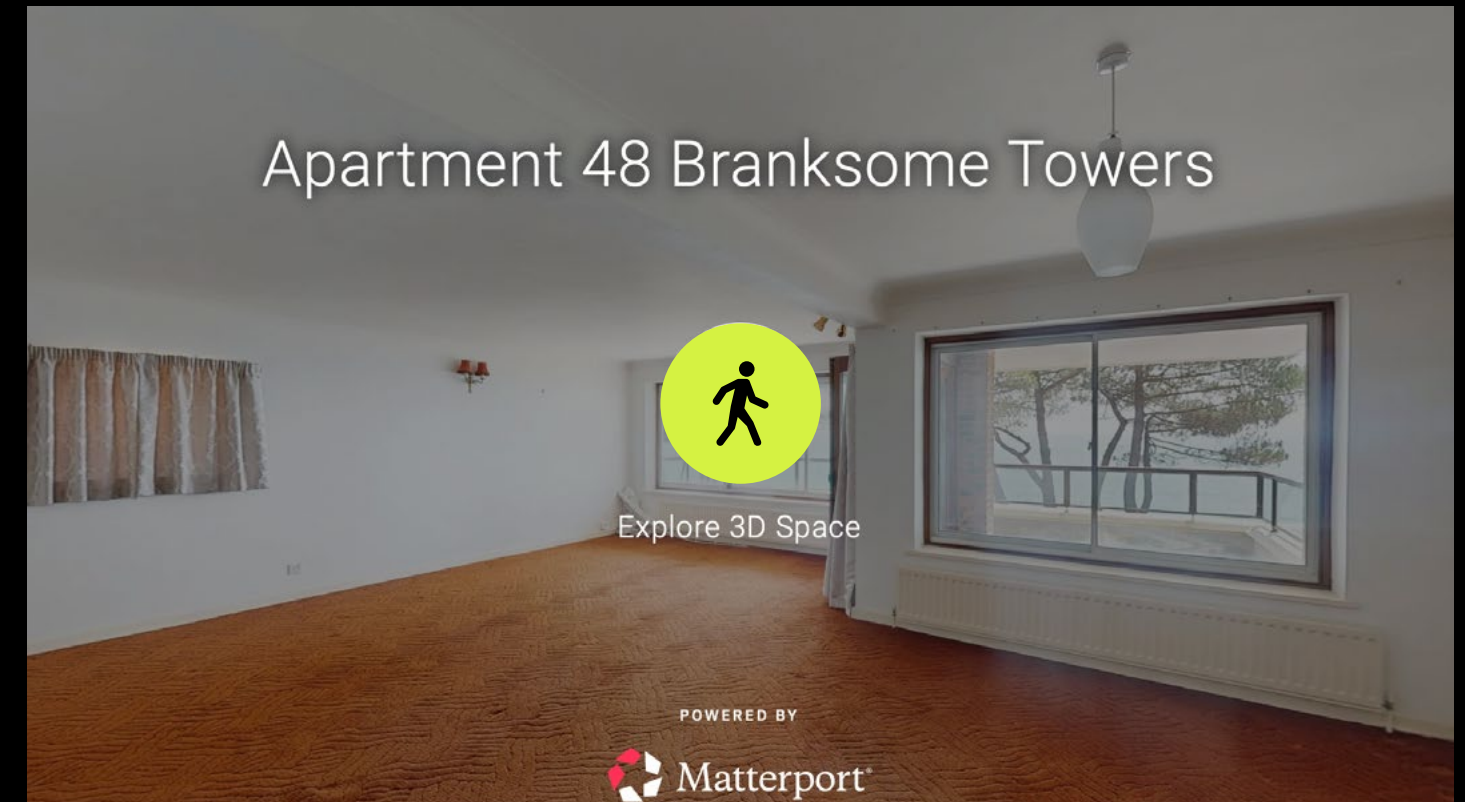
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™

Floorplan

Apartment 48 Branksome Towers
Branksome Park, Poole, BH13 6JU

GROSS INTERNAL AREA

Apartment	1,501 sq. ft / 140 m ²
Balcony	262 sq. ft / 24 m ²
Garage	181 sq. ft / 17 m ²

Sizes and dimensions are approximate, actual may vary.



GARAGE*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



Summary

This apartment is, in our opinion, located in one of the best positions in Branksome Towers.

Anecdotally, it was one of the very first apartments to sell at the development and it was a show home at the time. It is located on the upper ground floor (first floor from the grounds) and it benefits from one of the larger private balconies in the development. As you can see, the view is extraordinarily good and the view of the waves breaking on the beach below is rare and highly sought after.

The apartment comes with a beach hut overlooking the beach - arguably the best located beach hut within the development and it is reached via a pathway and steps within the shared grounds. The accommodation extends to a spacious 1,500 square feet including three bedrooms and two bathrooms. The condition is original so it is ready for new owners to potentially modernise with cosmetic upgrades but what an exciting project to take on.

The apartment also comes with a single garage in addition to the visitors spaces outside and it is available with immediate possession. Please note we have added digital furniture to some of our images to show what it could look like.

Details

Guide Price:	£1,095,000		
Tenure:	Leasehold & Share of Freehold		
Lease Length:	999 years from 25/03/1979		
Maintenance:	N/A		
Ground Rent:	N/A*		
	* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.		
Stamp Duty:	Main Home	£53,250**	
	Additional Home	£108,000**	
	** based on guide price		
Local Authority:	BCP Council		
Council Tax:	Band G		
	2025/2026	£3,758.23pa***	
	*** Amount shown is for a main home, please seek advice for additional home.		
Services:	Mains gas, electricity, water and drainage		

Key features

- + First time on the market since the 1980s
- + Amazing location
- + Stunning sea and beach views
- + Beach hut
- + Large private sun balcony
- + Approximately 1500 square feet
- + Three bedrooms
- + Two bathrooms
- + Modernisation required
- + Early possession

Our team



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