



# 1 Silwood

Forest Road | | Poole | BH13 6DQ

Offers in excess of £600,000

BEEZUMS

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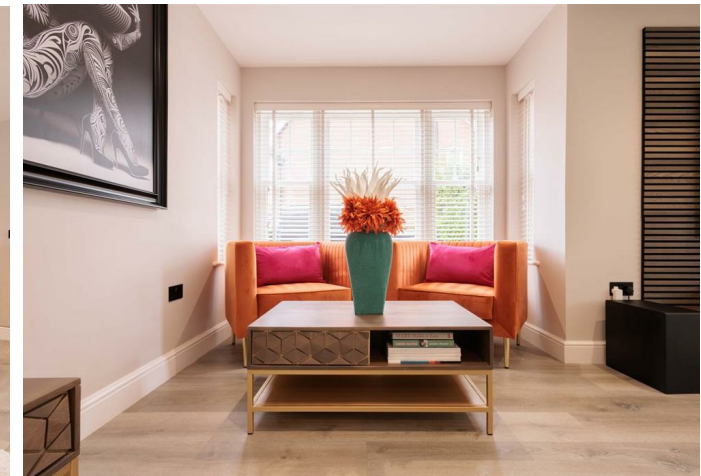
Offers in excess of £600,000

- **CLOSE TO BEACH & WESTBOURNE**
- **ARRANGED OVER TWO FLOORS**
- **OPEN PLAN LIVING**
- **SUNNY WEST FACING GARDEN**
- **WITHIN SMALL DEVELOPMENT**
- **TWO BEDROOMS**
- **STUDY**
- **TWO ALLOCATED PARKING SPACES**

**\*\*TWO-STOREY LUXURY\*\*** This premium 1,200 sq ft SELF-CONTAINED apartment features its own WEST FACING GARDEN and two parking spaces with an EV charger.

The spacious and contemporary interior delivers two double bedrooms, two bathrooms, a dedicated study, and a seamless open plan kitchen, dining, and sitting room.

Extremely stylish with high quality fixtures and fittings.





A welcoming and generous hallway guides you into the property, connecting a well appointed utility room, a highly versatile study, and an impressive open plan designed kitchen, dining, and living room. Flooded with natural light, this expansive main living area has been intelligently zoned to offer the ultimate balance of contemporary style and daily practicality.

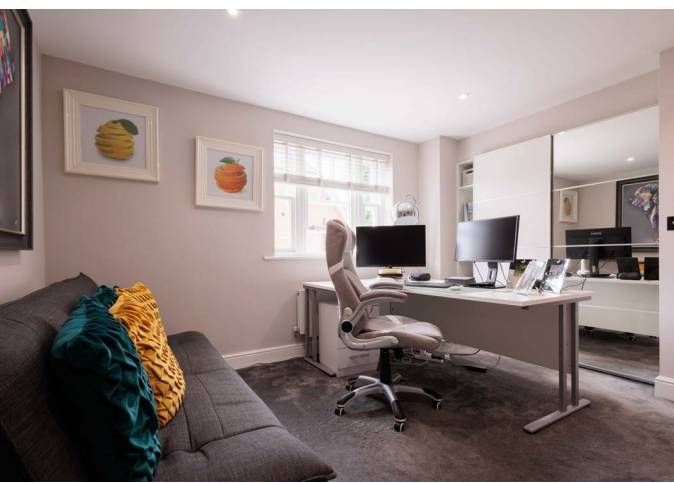
The sleek modern kitchen comes fully equipped with premium integrated appliances, exquisite worktops, and an elegant breakfast bar. Perfectly designed for hosting and relaxation, the adjacent sitting and dining area flows effortlessly through doors opening straight onto the private garden.

The first floor accommodates two exceptionally spacious double bedrooms, both benefiting from high quality fitted wardrobes and luxurious en-suite facilities. The impressive principal bedroom suite functions as a private sanctuary, boasting a sophisticated en-suite bathroom that includes both a built-in bathtub and a separate walk-in shower. The second double bedroom is equally well-served by its own superb, high-specification en-suite shower room.

Externally, the property features a tranquil, westerly facing private garden that captures the best of the afternoon sun, complete with a paved patio area perfectly suited for alfresco dining and entertaining. Further benefits include two allocated off-street parking spaces and the added security of a lockable private store room.

This exceptional duplex apartment represents a genuinely rare opportunity to acquire a premium quality home in one of the most exclusive and highly desirable pockets of Branksome Park.



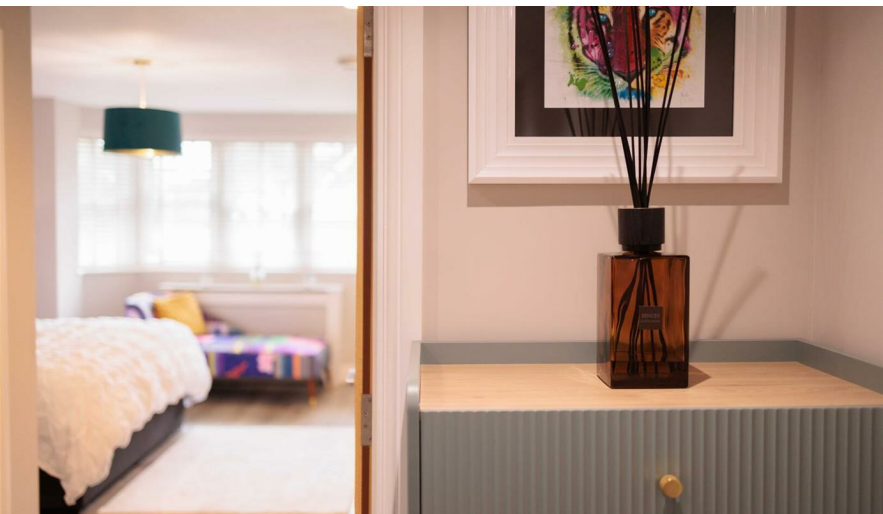


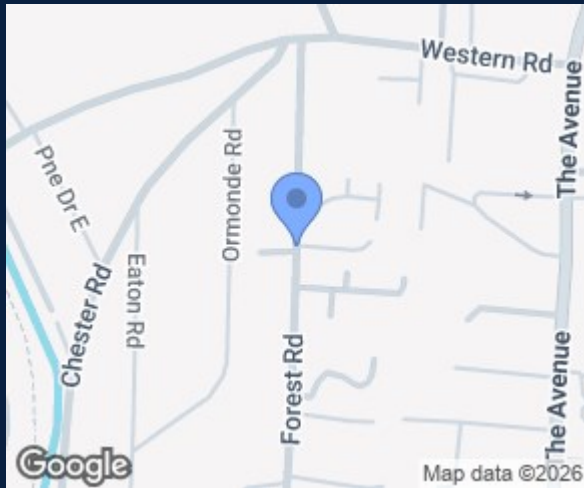
## BRANKSOME PARK

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula.

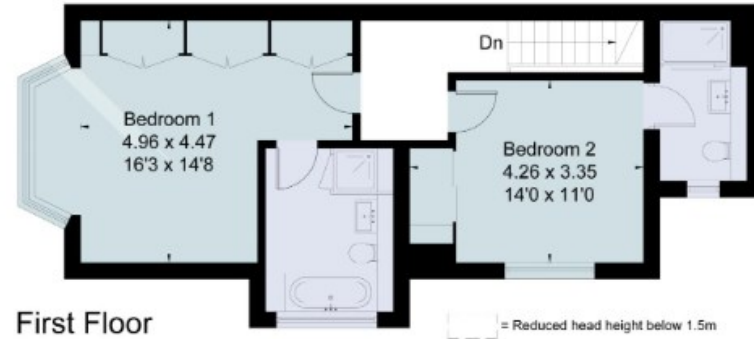
The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities.

Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe



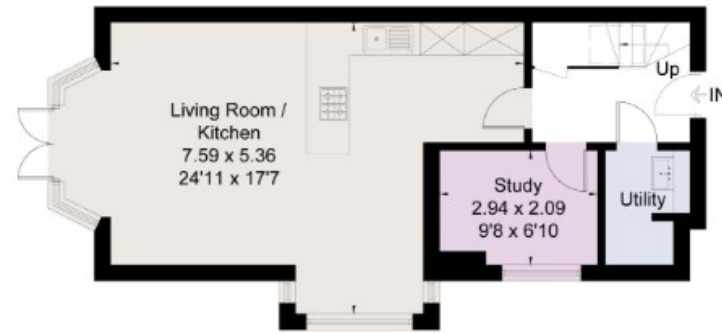


Approximate Floor Area = 107.3 sq m / 1155 sq ft



First Floor

= Reduced head height below 1.5m



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #85627

Council Tax Band F      EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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