

Luxury+Prestige

APARTMENT 3 CANFORD HEIGHTS

7 WESTERN ROAD, BRANKSOME PARK, POOLE, DORSET, BH13 7BE

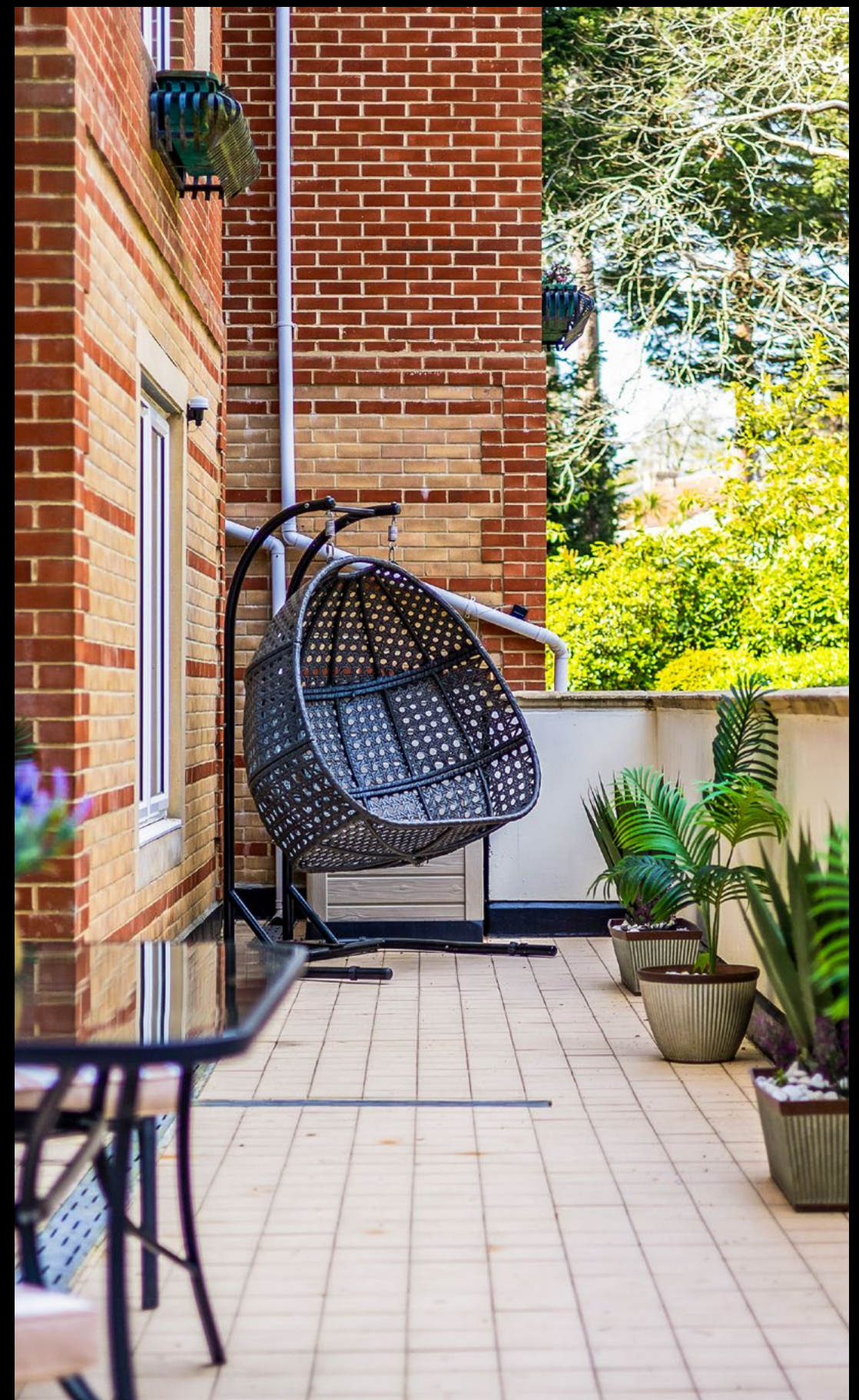












TAKE A STEP INSIDE



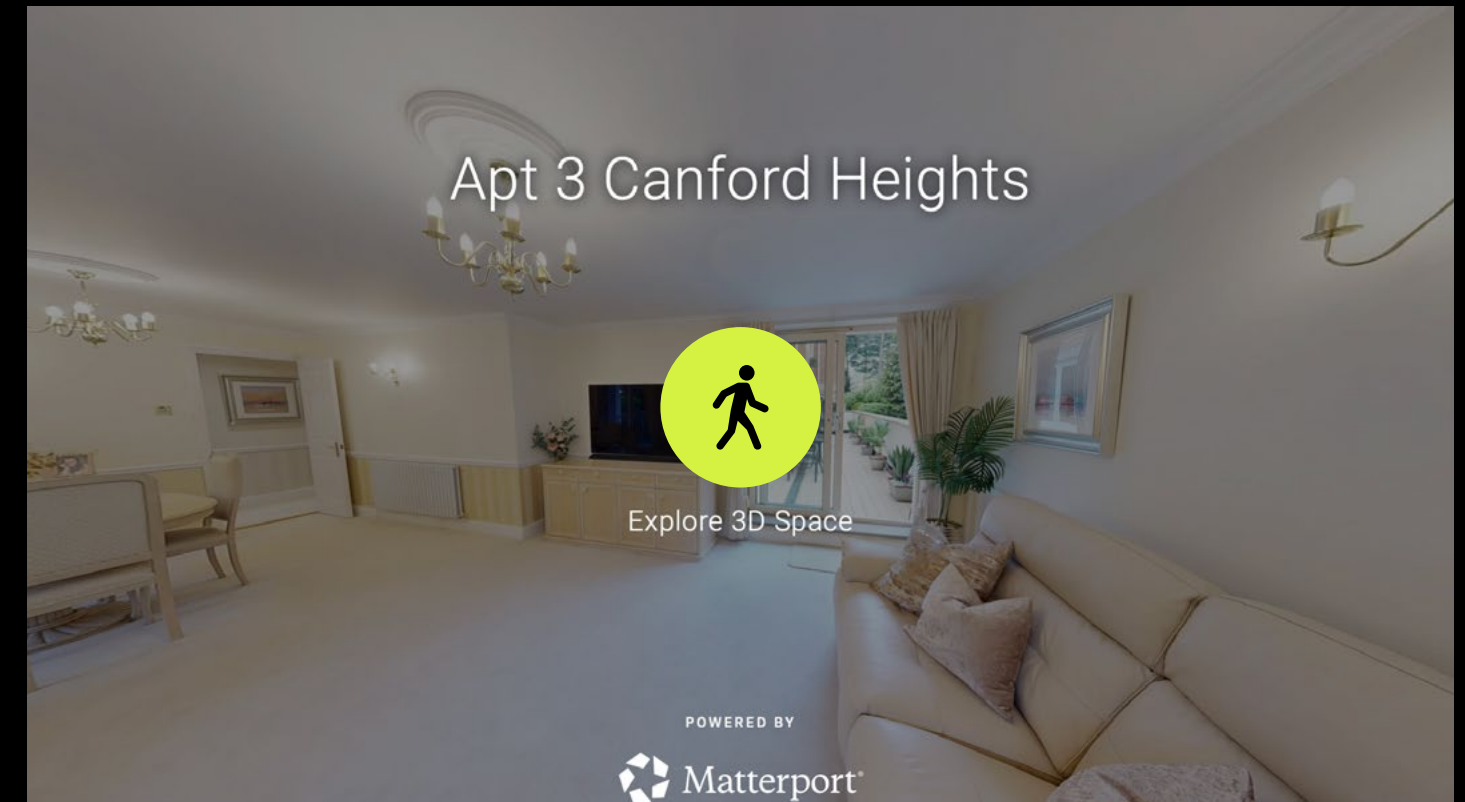
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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 3 Canford Heights,
7 Western Road, Branksome Park,
Poole, Dorset, BH13 7BE

GROSS INTERNAL AREA

Apartment: 1,208 sq. ft / 112 m²

Balcony: 118 sq. ft / 11 m²

Sizes and dimensions are approximate, actual may vary.



Summary

This is a great opportunity to acquire a great three bedroom, two bathroom apartment in a sought after development.

Originally built by Berkeley Homes, it is located within a short walk of Canford Cliffs village and the award-winning beaches at Branksome Chine.

The accommodation extends to just over 1,200 square feet and it comprises three bedrooms, two bathrooms with an exceptionally spacious lounge diner which connects to an especially large private terrace which in turn connects to the grounds.

The apartment has been modernised by the current owners to include recently refitted kitchen and new bathrooms. The principal suite is highly luxurious with an en suite bathroom featuring a bath, shower and twin hand basins. The decor is in excellent order making this bright and spacious apartment an excellent option for anyone looking for a good apartment in this sought after location.

It comes with a space in the underground garage as well as a generous lockable store. There is casual parking outside in the secure grounds.

Details

Guide Price:	£575,000
Tenure:	Leasehold and Share of Freehold
Lease Length:	999 years from 1.1.1996
Maintenance:	£4,300pa
Ground Rent:	£0* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Local Authority:	BCP Council
Council Tax:	Band G 2026/2027 £3,999.98pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + Great location
- + Convenient for shops and beaches
- + Extensive communal grounds
- + Recently refurbished
- + Just over 1,200 square feet
- + Three bedrooms, two bathrooms
- + Large lounge / diner
- + Generous private terrace
- + Secure parking
- + No forward chain

Our team



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