

Luxury+Prestige

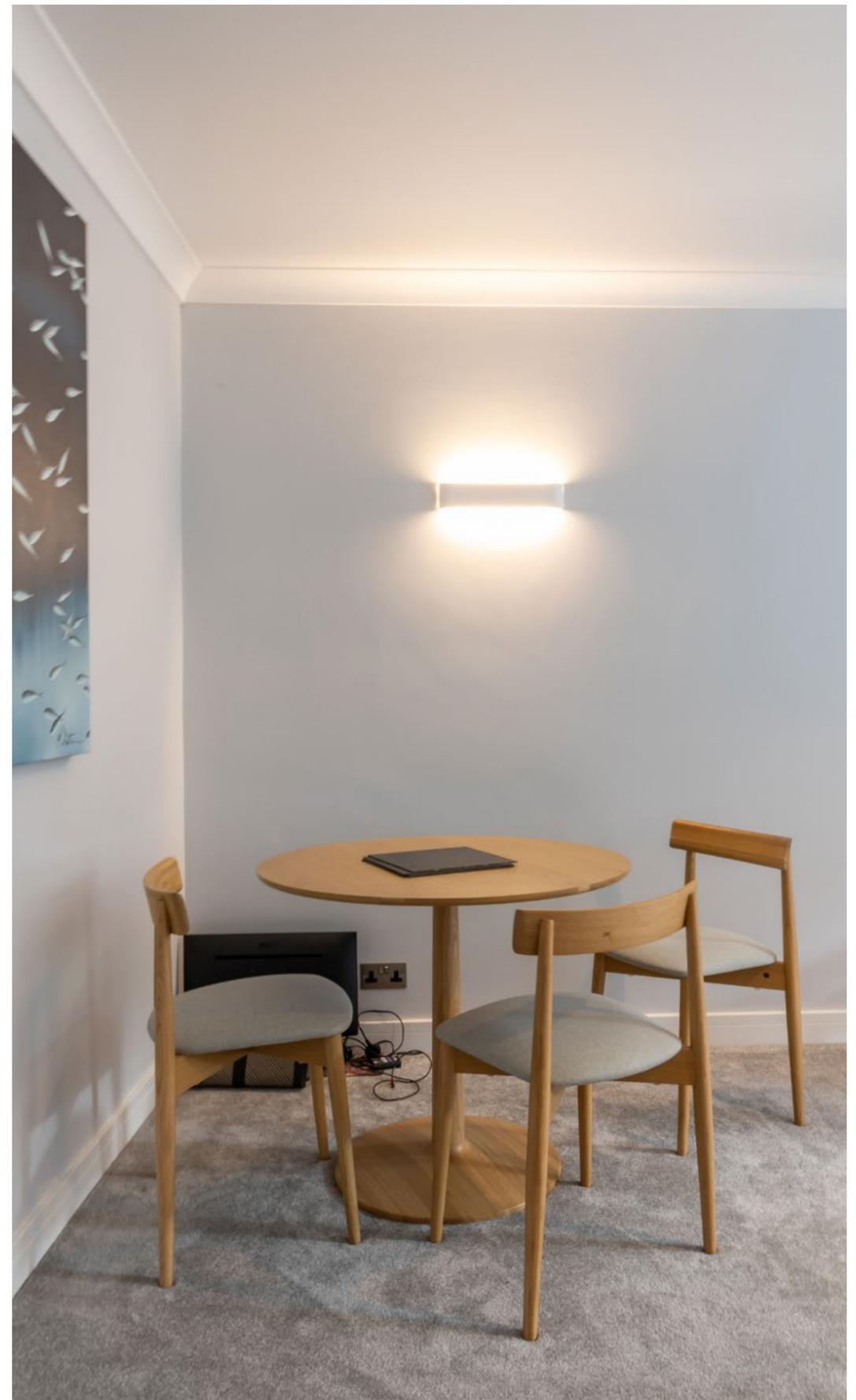
APARTMENT 4 BEACH CLOSE

1 BEACH ROAD, BRANKSOME PARK, POOLE, BH13 7BS



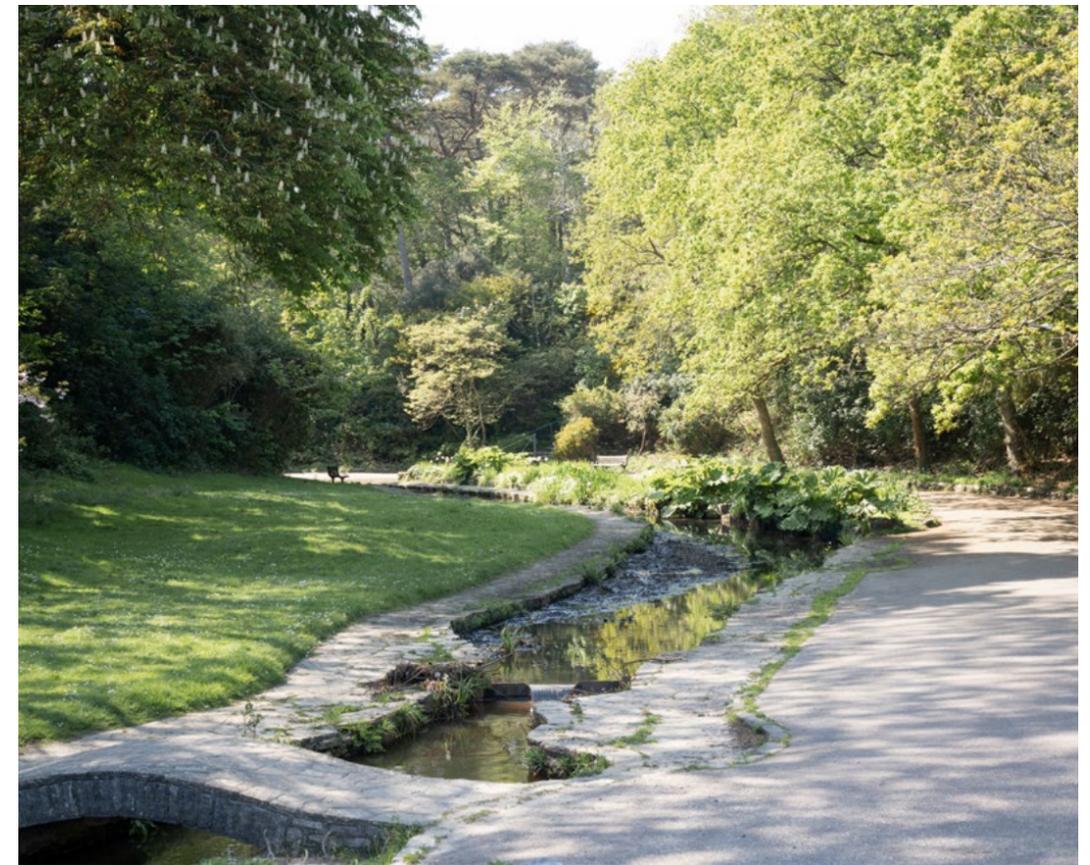












TAKE A STEP INSIDE



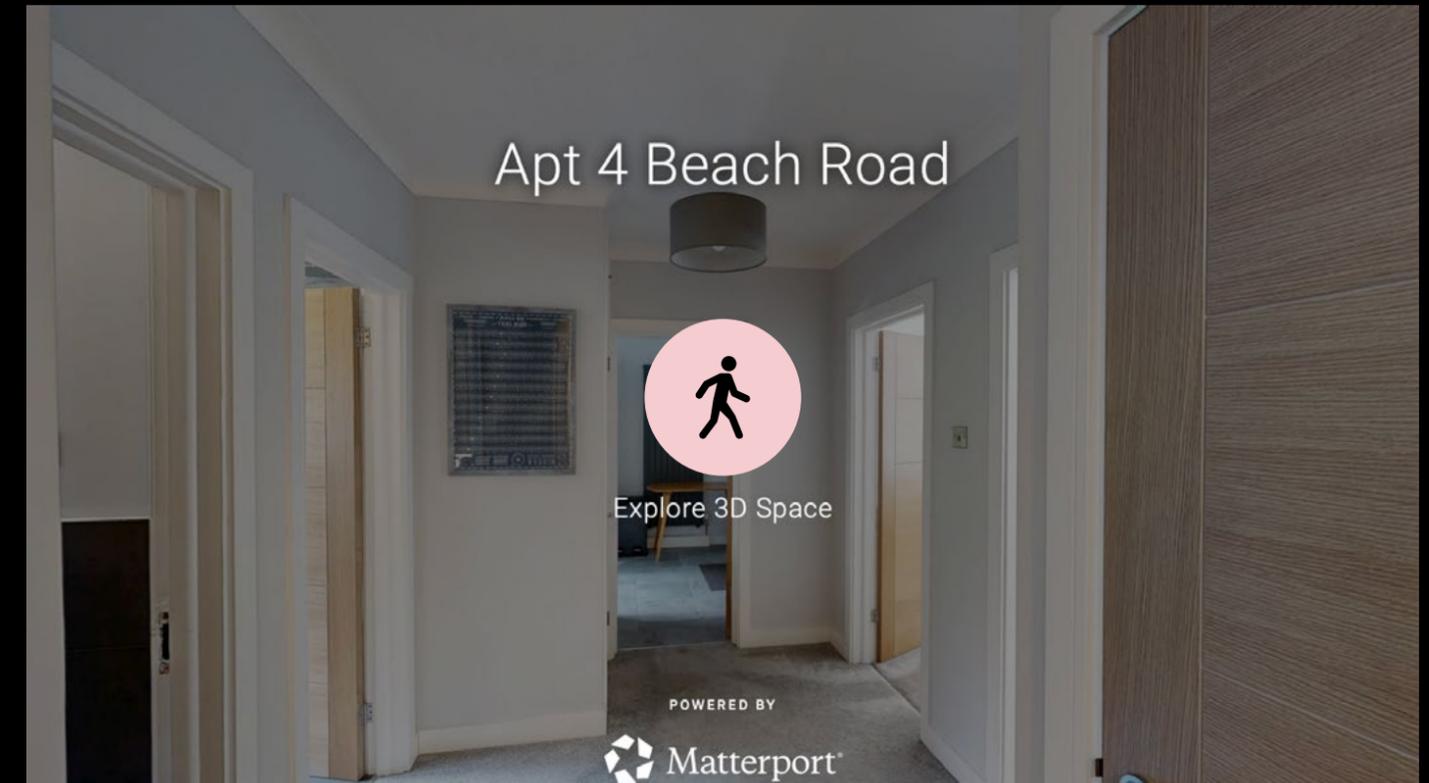
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

vimeo

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.

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.

 **Matterport™**

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.

Floorplan

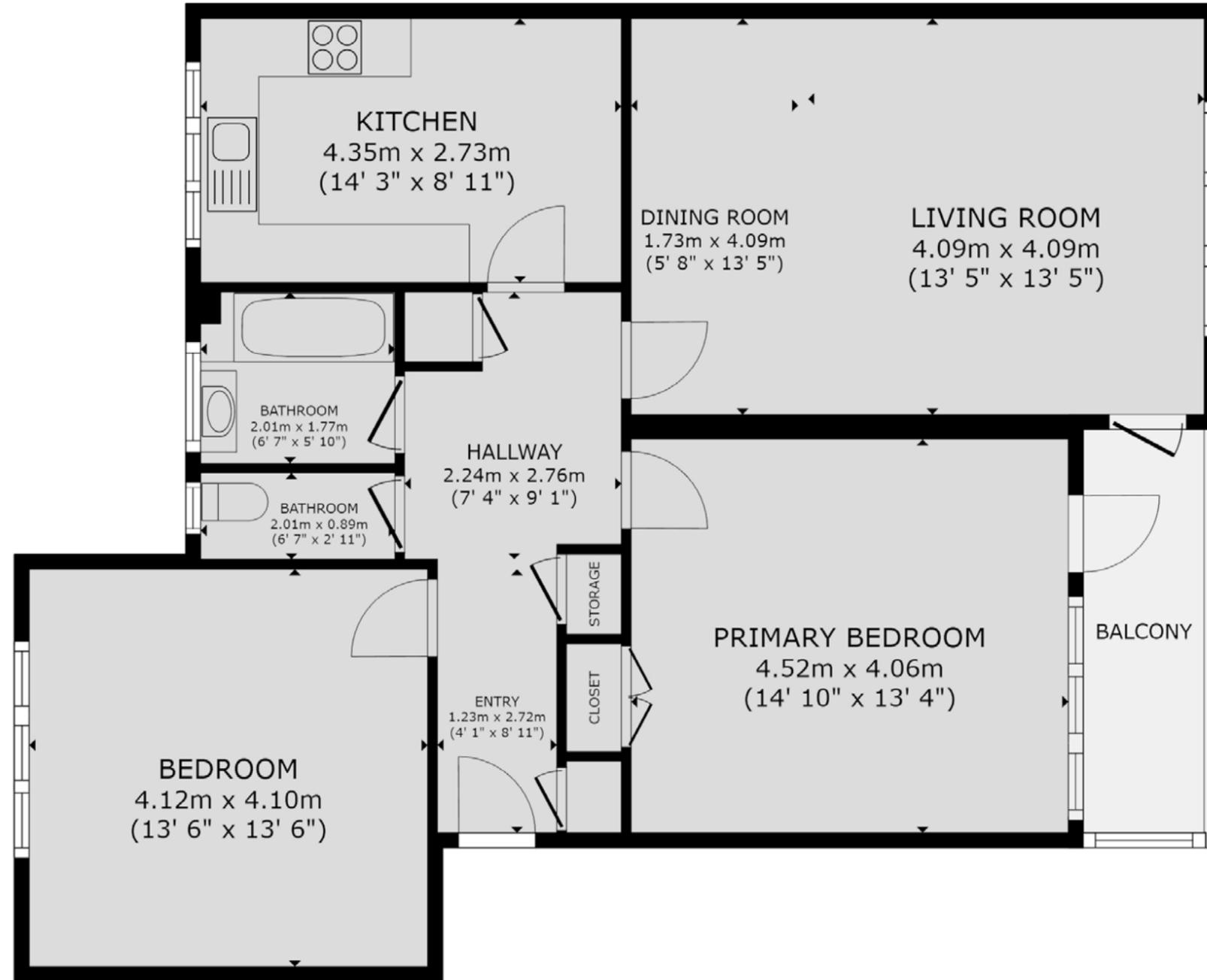
Apartment 4 Beach Close, Beach Road,
Branksome Park, Poole, BH13 7BS

GROSS INTERNAL AREA

Apartment: 986 sq. ft / 92 m²

Balcony: 56 sq. ft / 5 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Beach Close is a small development of apartments set in landscaped grounds on the corner of Western Road and Beach Road.

The location is ideally located partly between the beach at Branksoome Chine in one direction and Canford Cliffs village in the other. This first floor apartment has been updated to include a contemporary kitchen with stone tops and integrated appliances as well as up to the minute bathroom and separate WC.

The accommodation extends to nearly 1,000 sq ft meaning that rooms sizes are spacious and both bedrooms are doubles. The living space comfortably has space for dining and the room connects to a private sun balcony which is well orientated for the sun and an attractive wooded outlook.

Outside there is casual or guest parking and this apartment comes with an individual surface garage nearby in the grounds. This could be a great option for anybody looking for a great lock-up leave home or for a lifestyle move. We understand the block is pet friendly and this apartment is available with no forward chain.

Details

Guide Price:	£375,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years from 01/11/2002
Maintenance:	£3,000pa
Ground Rent:	A peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £8,750** Additional Home £27,500** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band D 2025/2026 £2,254.94pa*** *** 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 beaches
- + Private sun balcony
- + 986 sq ft
- + Modernised throughout
- + Lock up garage
- + Two large double bedrooms
- + Landscaped grounds
- + Pet friendly
- + No forward chain

Our team



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