



30 Tower Road, Poole BH13 6FD  
£625,000 Share of Freehold









### 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

### Property Comprises

A contemporary first-floor apartment with a bright, open layout and a sunny private balcony.

This well-designed two-bedroom home sits in an enviable Branksome Park location, offering a blend of modern comfort and coastal convenience. The spacious open-plan living, dining and kitchen area creates a genuine sense of flow, opening directly onto a sun-soaked balcony – perfect for morning coffee or relaxed evenings.

The principal bedroom comes with fitted wardrobes and a sleek en-suite shower room. A second double bedroom also benefits from built-in storage, served by a separate bathroom finished in a clean, modern style. Large windows flood the apartment with natural light throughout, while the thoughtful layout keeps the bedrooms tucked away from the main living space. Positioned within Pinewood Lodge, you're surrounded by greenery and moments from the beaches, shops and transport links that make Branksome Park so sought-after.

A smart, easy-living apartment in a prime location – ideal as a stylish home or a lock-up-and-leave coastal base.

TENURE: SHARE OF FREEHOLD  
ANNUAL SERVICE CHARGE: £2,600



**APARTMENT 8**

Living/Kitchen		
Dining Room	8.51m x 3.95m	27'9" x 12'9"
Bedroom 1	4.74m x 4.13m	15'5" x 13'5"
En-suite	2.94m x 1.10m	9'6" x 3'6"
Bedroom 2	2.70m x 3.90m	8'8" x 12'7"
Bathroom	1.85m x 2.72m	6'0" x 8'9"

**Key Drummond**

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All room dimensions given above are approximate measurements  
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