



30 Tower Road, Poole BH13 6FD  
£650,000 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.

Maintenance is currently approximately £3,200 PA  
Ground rent £350



### APARTMENT 8

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

#### All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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