



Beach Close Beach Road, Branksome Park, Poole BH13 7BS  
£295,000 Share of Freehold









**A SPACIOUS GROUND FLOOR apartment with a SUNNY SOUTH FACING PATIO and TWO DOUBLE BEDROOMS. Positioned in a QUIET LOCATION in the heart of Canford Cliffs Village and only a SHORT WALK to the area's AWARD WINNING BEACHES. PET FRIENDLY BLOCK.**

- TWO DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO CANFORD CLIFFS AND THE BEACH
- GARAGE & PARKING
- REFURB OPPORTUNITY
- PETS ALLOWED

### **Canford Cliffs**

Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

### **Property Comprises**

This ground-floor two-bedroom apartment is a coastal haven that combines the allure of the beach with a great opportunity to add your own stamp. The property is perfect for those who want to add value. Don't miss the opportunity to make this exceptional apartment your beachside retreat.

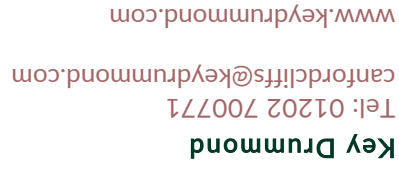
Situated in an unbeatable location, just moments from Canford Cliffs Village, and offers a leisurely 6 minute walk to the sun-kissed sands of Branksome Beach.

Conveyed with a secure garage and parking space; there is additional visitors parking.

Annual service charge: £1,450 per 6 months approx  
 Shared Freehold with a lease in place 999 years from 2002  
 Roof was replaced a few years ago.

Pets permitted under license.





| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                           |  | Climate      | Material   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|------------|
| <p>Very environmentally friendly - almost CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>kg CO<sub>2</sub>/m<sup>2</sup></p> <p>A 100-120<br/>B 120-140<br/>C 140-160<br/>D 160-180<br/>E 180-200<br/>F 200-220<br/>G 220-240</p> |  |              |            |
| England & Wales                                                                                                                                                                                                                                                                          |  | EU Directive | 2002/91/EC |

**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:

- They do not constitute an offer or guarantee for sale.
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Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.