



51 Branksome Court Western Road, BRANKSOME PARK, Poole BH13 7BD  
Guide Price £385,000 Share of Freehold





### **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**

The apartment boasts excellent and versatile accommodation. The entrance door gives access to a large hallway with doors to all principal rooms which comprise of a large living/dining room with sliding doors leading out to a sunny south facing balcony and views of the beautifully manicured communal gardens. A separate dining room, master bedroom with en-suite shower room, double second bedroom, further bathroom and garage. Ample visitors parking to the front of the block.

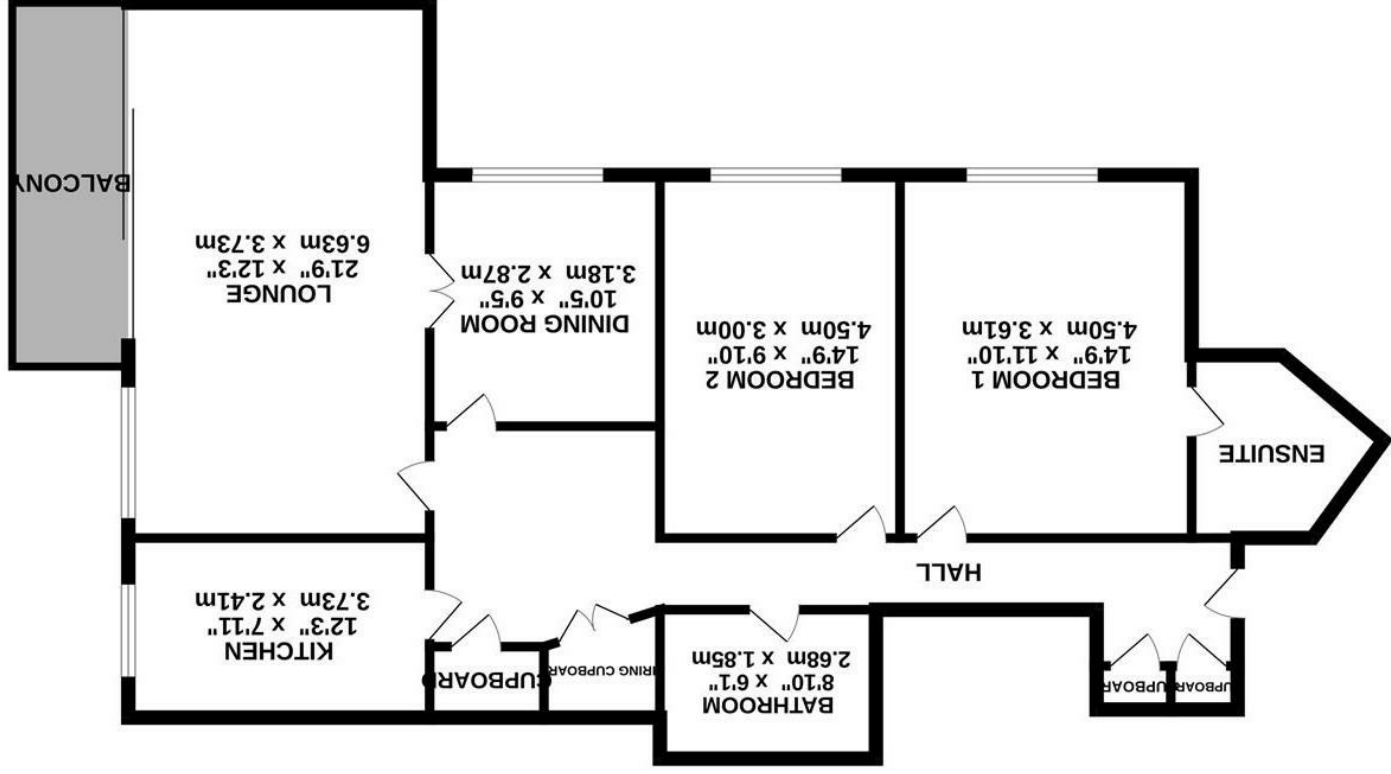
### **Maintenance**

Tenure: Share of Freehold

Maintenance: £865.50 per quarter to include buildings insurance, window cleaning, gardening, maintenance, cleaning of communal areas and lift maintenance.



## FIFTH FLOOR 1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All room dimensions given above are approximate measurements

- 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.
- Any 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.

Energy Efficiency Rating	
Energy Performance Certificate (EPC) Rating	A
Energy Performance Certificate (EPC) Rating	B
Energy Performance Certificate (EPC) Rating	C
Energy Performance Certificate (EPC) Rating	D
Energy Performance Certificate (EPC) Rating	E
Energy Performance Certificate (EPC) Rating	F
Energy Performance Certificate (EPC) Rating	G

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact (CO <sub>2</sub> ) Rating	A
Environmental Impact (CO <sub>2</sub> ) Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C
Environmental Impact (CO <sub>2</sub> ) Rating	D
Environmental Impact (CO <sub>2</sub> ) Rating	E
Environmental Impact (CO <sub>2</sub> ) Rating	F
Environmental Impact (CO <sub>2</sub> ) Rating	G