



Flat 4 Branksome Court 5 Western Road, Canford Cliffs, POOLE BH13 7BD
Guide Price £450,000 Share of Freehold





**** LEVEL WALK TO CANFORD CLIFFS VILLAGE **** This GROUND floor THREE DOUBLE bedroom apartment is IMMACULATELY presented through out offering a SOUTH FACING TERRACE and ample accommodation. Conveyed GARAGE.

- THREE DOUBLE BEDROOMS
- GROUND FLOOR
- SHARE OF FREEHOLD
- GARAGE
- MOMENTS FROM BEACH & AMENITIES
- AMPLE VISITOR PARKING

Property comprises

This ground floor apartment is immaculately presented throughout, situated just moments from the beach and local amenities.

Upon entering the property there is a welcoming entrance hall offering storage and access to all principle rooms. The kitchen is modern with high and low level units and integrated appliances. The lounge is spacious with feature panelling as well as sliding patio doors which lead out onto the south facing sun terrace and the well maintained communal grounds. All three bedrooms are doubles; the master bedroom benefits from an en-suite shower room, whilst bedrooms two and three are of ample size and serviced by the family bathroom. The family bathroom modern and fully tiled with a bath.

The property is conveyed with a garage.

No pets or short term lets permitted.

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 apartment is adjacent to a pathway leading to Flaghead Chine with its sandy beaches. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yachts 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.

Maintenance

Tenure: Share of Freehold 999 yr Lease

Maintenance: £2602 pa to include building insurance, window cleaning, gardening, maintenance & cleaning of communal areas and lift maintenance.

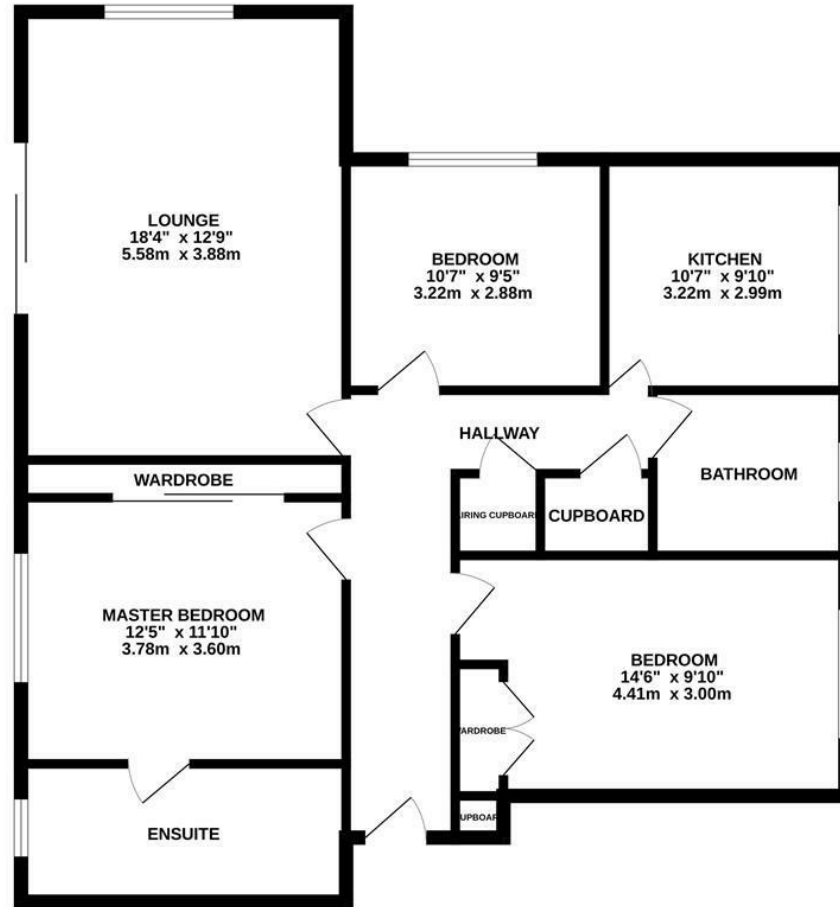
Council Tax Band: E

EPC: TBC





GROUND FLOOR
1026 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 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

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