



Spacious second floor apartment in prime location.

Branksome Park, Poole BH13

Shared Freehold - Guide Price £660,000



Entrance Hall • Sitting Room • Dining Room • Kitchen/
Breakfast room • 3 bedrooms • 2 bathrooms (1 en suite)
• 2 sun balconies • Double garage

Local information

Branksome Park is renowned for its prestigious homes and is a popular quiet location within a sylvan setting. The property sits approximately midway between the towns of Bournemouth and Poole and is ideally located for the areas shopping and leisure facilities.

The vibrant Westbourne Village, with its Victorian arcade, boutique shopping, Tesco shop and Marks and Spencer's food hall is only 700 metres away.

Westbourne shops 700 metres
Branksome Chine beach 1 mile
Bournemouth centre 1.75 miles
Poole Harbour 2 miles
Poole centre 3.25 miles
Bournemouth Airport 9 miles
London 110 miles (2 hours by train)

All times and distances are approximate

About this property

Branksome Hall is a modern four storey purpose built block of only eight spacious and luxuriously appointed apartments. This prestigious development is approached through electric gates and stands in attractively landscaped grounds with visitors parking areas.

Branksome Park is a much sought after and exclusive residential location stretching from the popular Westbourne shopping area down to the multi award winning beaches at

Branksome Chine. The area is also renowned for having a wide variety of fine specimen trees.

The apartment itself is situated on the second floor and is approached via a video entry system and a passenger lift. A front door leads into a spacious entrance hall with excellent cupboard space and a cloakroom.

The sitting room is south facing with doors leading to two separate balconies, one south facing, the other west facing both overlooking the delightful grounds. The dining room is separate, with access to the west facing balcony and the large kitchen/breakfast room can also access this balcony.

The south facing main bedroom has fitted wardrobes, an en suite bath/shower room and a door to the south facing balcony. The second bedroom also has fitted wardrobes and there is third bedroom and lastly a family bathroom off the hall.

A double garage with an electric door is also conveyed with the apartment.

Tenure

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EPC rating = C

Viewing

Strictly by appointment with
Savills





Approximate Floor Area = 158.9 sq m / 1710 sq ft



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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