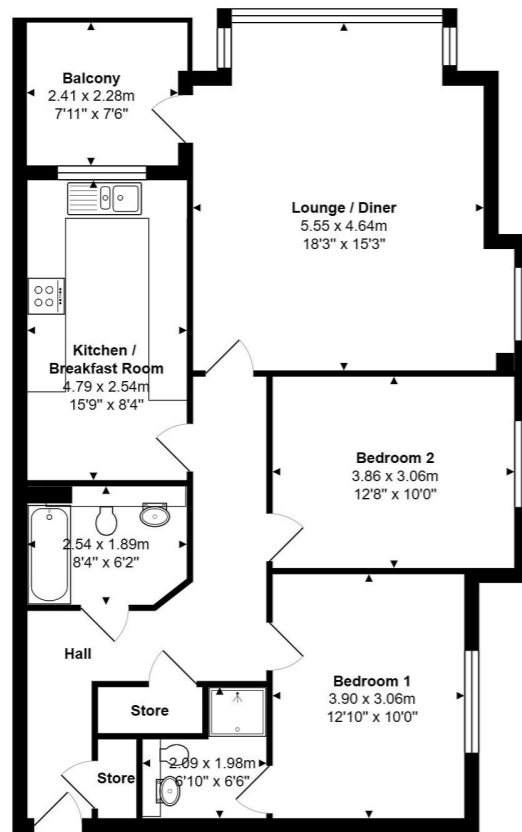


# Elgin Court, Tower Road, Branksome Park



Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
England, Scotland & Wales			

**Martin & Co Poole**  
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poole.martinco.com

Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: 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.



- 2
- 1
- 2
- 1

Luxurious two double bedroomed  
apartment with balcony & garage  
**Guide Price £415,000**



Elgin Court, Tower  
Road, Branksome Park

**Guide Price £415,000**

- service charge £2440pa
- two DOUBLE bedroom, one with ensuite
- SHARE OF FREEHOLD
- 978 YEARS ON THE LEASE
- council tax band E = £2053 pa
- Branksome Park location!
- garage
- NO FORWARD CHAIN



**ENTRANCE HALL**

**LOUNGE/DINER**

**BALCONY**

**KITCHEN/BREAKFAST ROOM**

**MASTER BEDROOM**

**ENSUITE**

**BEDROOM**

**FAMILY BATHROOM**

**GARAGE**

This luxurious apartment may be found in a prestigious location in the heart of Branksome Park!

Within walking distance of the beach, the stylish apartment has the advantage of a balcony from the large living room.

In addition there are two double bedrooms, (both with fitted bedroom furniture) the master having an ensuite shower room too.

