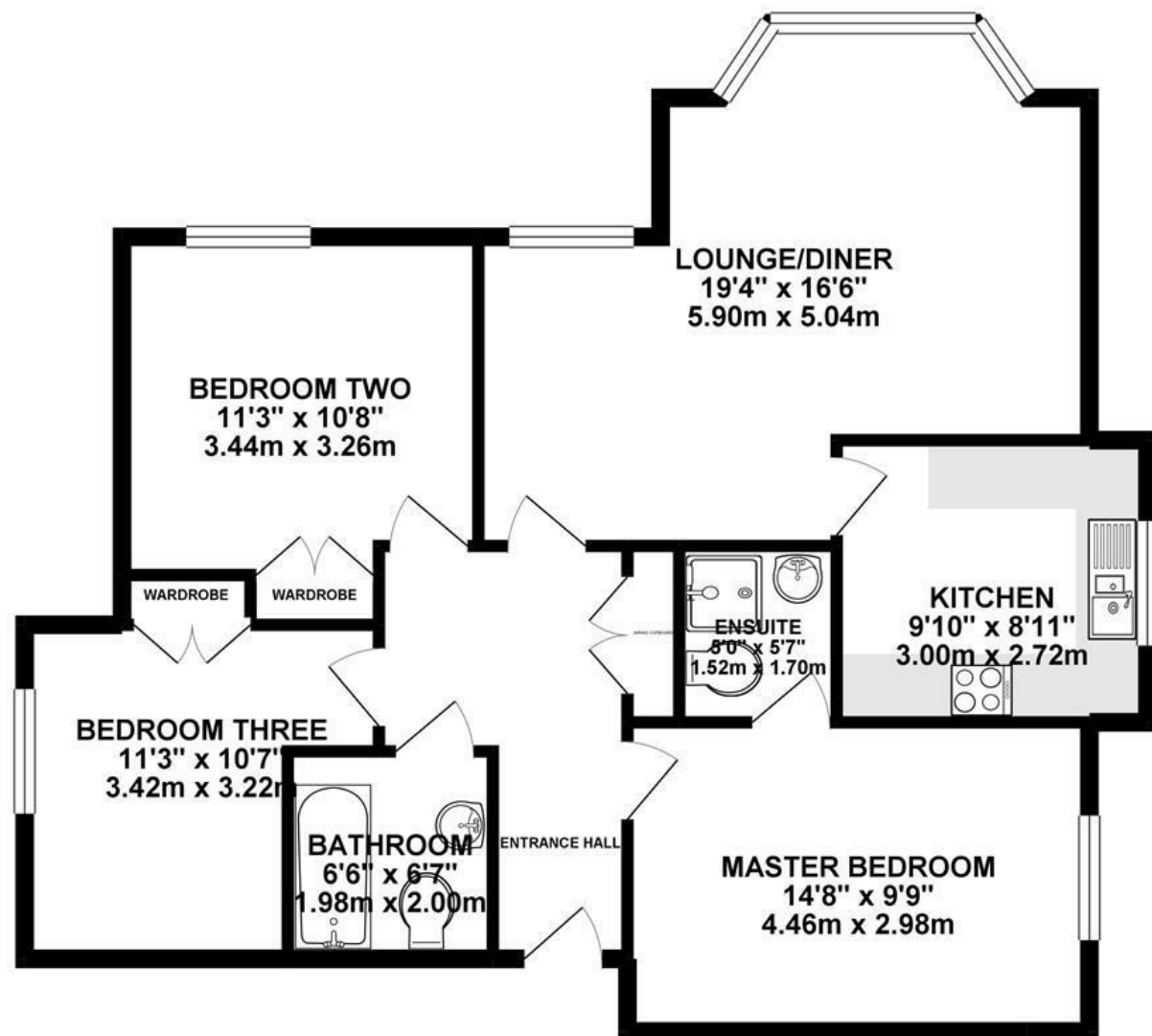


GROUND FLOOR 861.16 sq. ft.
(80.00 sq. m.)



TOTAL FLOOR AREA : 861.16 sq. ft. (80.00 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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Offices at:

19 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LE
113 Commercial Road, Ashley Cross, Poole, BH14 0JD
14 Dorchester Road, Oakdale, Poole, BH15 3JY

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:

- 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.

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EST. 1977

KEY DRUMMOND

ESTATE AGENTS



**Flat 8 The Dene, 17 Forest Road, Branksome Park, Poole BH13 6DP
£380,000 Share of Freehold**

An **IMMACULATELY PRESENTED**, stylish **THREE DOUBLE BEDROOM** ground floor apartment with **PATIO** in this sought-after, secure and **MODERN BLOCK** behind electric gates in the heart of Branksome Park. This apartment was originally the show home for the new development and the **SPACIOUS ACCOMMODATION** includes a modern fitted kitchen, separate lounge/dining room, en-suite to the master bedroom and allocated parking.

- GROUND FLOOR APARTMENT
- CLOSE TO BRANKSOME CHINE
- SECURE GATED DEVELOPMENT
- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING
- PRIVATE PATIO

Location

The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants.

Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland European.

Property Comprises

The property is set in a beautifully positioned, modern purpose-built block with excellent security in a quiet, executive position in Branksome Park, within easy and close proximity to the beach as well as being equidistant between Canford Cliffs and Westbourne Villages. This superb positioning would make the property ideal either for those seeking an excellently located main home with a fantastic fusion of tranquillity and convenience, or even those wanting a well proportioned beachside second home in one of the South's hotspots.

The apartment itself, set on the ground floor with lift access, is presented in immaculate order throughout. Of particular interest is surely the excellent living space on offer, with spacious living/dining room, west facing patio, modern kitchen and three double bedrooms, including master bedroom with en-suite shower room.

Entrance Hallway

Kitchen

9'10 x 8'11 (3.00m x 2.72m)

Lounge/Diner

19'4 x 16'6 (5.89m x 5.03m)

Master Bedroom

14'8 x 9'9 (4.47m x 2.97m)

En-Suite Bathroom

5' x 5'7 (1.52m x 1.70m)

Bedroom Two

11'3 x 10'8 (3.43m x 3.25m)

Bedroom Three

11'3 x 10'7 (3.43m x 3.23m)

Bathroom

6'6 x 6'7 (1.98m x 2.01m)

