



A STUNNING NEW DEVELOPMENT OF 12 LUXURY APARTMENTS





## A STUNNING NEW DEVELOPMENT OF 12 LUXURY APARTMENTS IN AN EXCLUSIVE LOCATION BETWEEN POOLE & BOURNEMOUTH

Branksome Park is an exclusive suburb situated between the bohemian quarter of Westbourne and the affluent districts of Canford Cliffs and the world famous Sandbanks Peninsula.

Conveniently situated close to award winning, blue-flag, sandy beaches, these

luxurious apartments will provide high specification accommodation to satisfy the most discerning buyers.

All apartments offer an enviable specification featuring high end kitchens, opulent bathrooms and an attention to detail that is rarely seen in today's modern buildings.





## STRIKING DESIGN WITH UNCOMPROMISING QUALITY

30 Tower Road combines classic Victorian style architecture with a contemporary chic interior.

Most apartments offer outside space whether it be a ground floor terrace, an attractive balcony or even a roof terrace. Contrasting with the elegant and traditional façade styling, luxurious fittings in a sleek and contemporary design have been applied to the interior specifications.

An underground car park has been specifically provided to ensure that there is additional level of security for its residents.

Created with dedication and imagination this exclusive development displays a finesse and faithful craftsmanship combined with a genuine attention to detail applied across the range, all of which are expected to fulfil the needs and expectations of modern living standards.







BRANKSOME PARK • POOLE

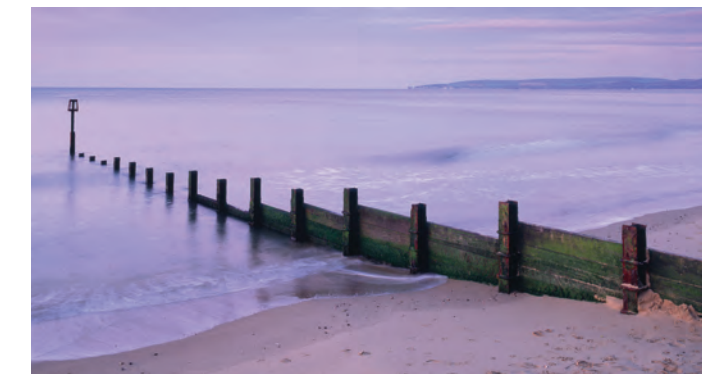
## AN IDYLIC SETTING OF CONTRASTING ATTRACTIONS

The apartments are situated in the prime location of Branksome Park. The village of Westbourne is in walking distance where you can enjoy the charms of local, independent coffee shops, unique eateries and boutiques at your leisure.

Poole & Bournemouth are amongst the most prosperous and most enviable towns in the country. The area is now alive with

businesses and culture as well as being surrounded by natural attractions such as The New Forest, the Purbeck Hills and Dorset's Jurassic coast lying just beyond Poole and the world's second largest natural harbour.

So, whether it's golf, hiking, cycling, fine dining, theatre or shopping that interests you, your surroundings truly have it all.





FLOOR PLANS GROUND FLOOR



<b>APARTMENT 1</b>			
Living/ Dining Room	7.38m x 3.58m	24'2" x 11'7"	
Kitchen	3.92m x 3.58m	12'8" x 11'7"	
Bedroom 1	3.28m x 6.70m	10'7" x 21'9"	
En-suite	2.46m x 1.58m	8'0" x 5'1"	
Bedroom 2	2.69m x 5.55m	8'8" x 18'2"	
Bathroom	2.77m x 1.81m	9'0" x 5'9"	

<b>APARTMENT 2</b>			
Living/Kitchen	7.02m x 6.66m	23'0" x 21'8"	
Dining Room			
Bedroom 1	3.78m x 3.88m	12'4" x 12'7"	
En-suite	1.24m x 3.10m	4'0" x 10'1"	
Bedroom 2	2.80m x 3.78m	9'1" x 12'4"	
Bedroom 3	2.07m x 3.78m	6'7" x 12'4"	
Bathroom	2.17m x 1.84m	7'11" x 6'0"	

<b>APARTMENT 3</b>			
Living/Kitchen	8.13m x 6.49m	26'6" x 21'2"	
Dining Room			
Bedroom 1	3.08m x 4.13m	10'10" x 13'5"	
En-suite	1.93m x 2.25m	6'3" x 7'3"	
Bedroom 2	2.76m x 4.68m	9'0" x 15'3"	
En-suite	2.31m x 1.64m	7'5" x 5'3"	
Bedroom 3	5.28m x 2.82m	17'3" x 9'2"	
Bathroom	2.25m x 1.93m	7'3" x 6'3"	

<b>APARTMENT 4</b>			
Living/Kitchen	8.46m x 3.84m	27'7" x 12'5"	
Dining Room			
Bedroom 1	4.07m x 4.74m	13'3" x 15'5"	
En-suite	1.98m x 1.79m	6'4" x 5'8"	
Bedroom 2	2.87m x 5.29m	9'4" x 17'3"	
En-suite	1.66m x 2.43m	5'4" x 7'9"	
Bathroom	1.55m x 1.30m	5'0" x 4'2"	

FLOOR PLANS FIRST FLOOR



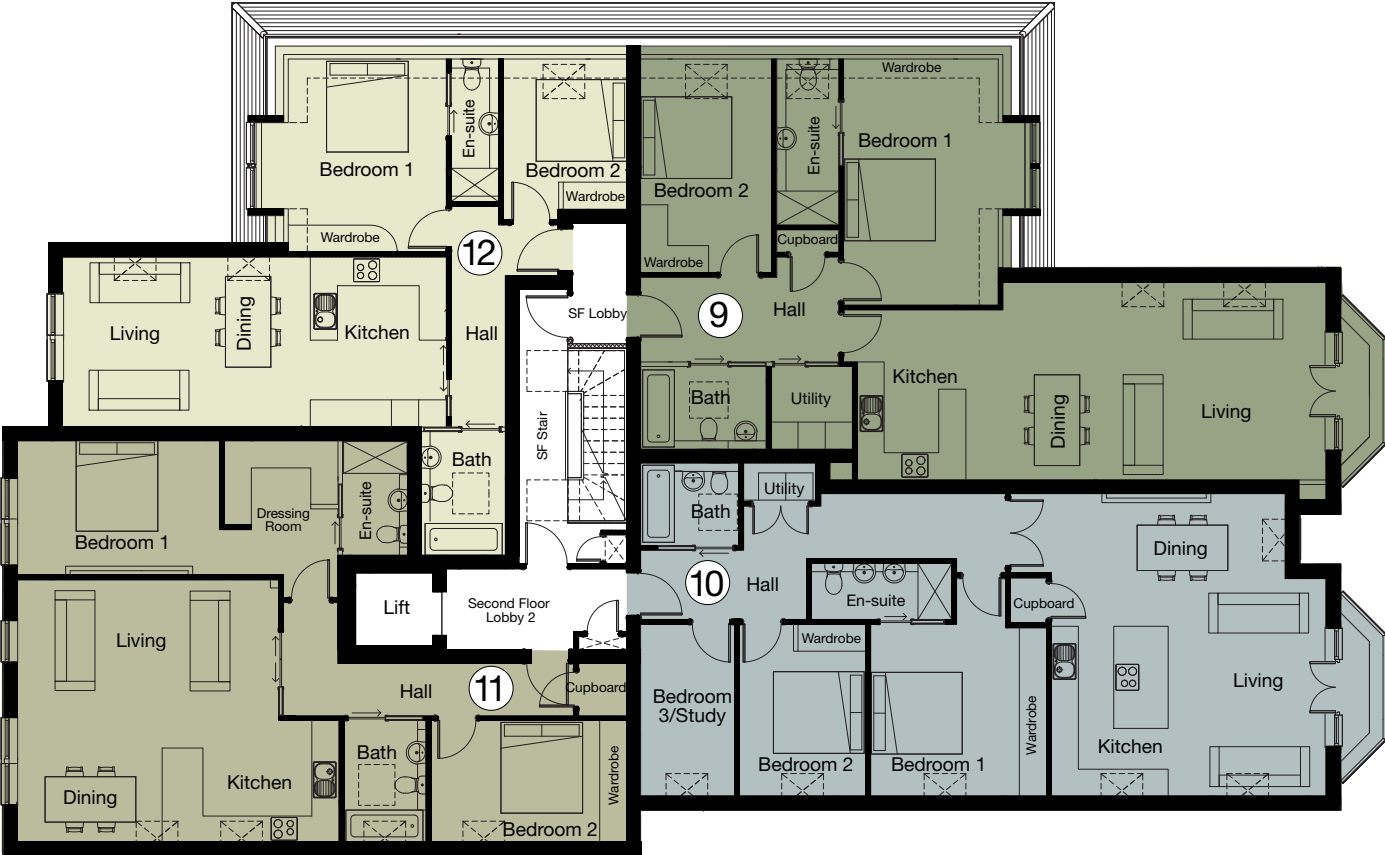
<b>APARTMENT 5</b>			
Living/ Dining Room	7.68m x 3.65m	25'1" x 11'9"	
Kitchen	3.92m x 3.65m	12'8" x 11'9"	
Bedroom 1	3.20m x 6.76m	10'4" x 22'1"	
En-suite	2.62m x 1.57m	8'5" x 5'1"	
Bedroom 2	2.70m x 5.14m	8'8" x 16'8"	
Bathroom	2.17m x 1.82m	7'11" x 5'9"	

<b>APARTMENT 6</b>			
Living/Kitchen	7.02m x 6.66m	23'0" x 21'8"	
Dining Room			
Bedroom 1	3.79m x 3.88m	12'4" x 12'7"	
En-suite	1.24m x 3.10m	4'0" x 10'1"	
Bedroom 2	2.80m x 3.79m	9'1" x 12'4"	
Bedroom 3 /Study	2.07m x 3.79m	6'7" x 12'4"	
Bathroom	2.17m x 1.83m	7'11" x 6'0"	

<b>APARTMENT 7</b>			
Living/Kitchen	5.72m x 5.78m	18'7" x 18'9"	
Dining Room			
Bedroom 1	4.48m x 3.12m	14'6" x 10'2"	
Dressing Room	2.31m x 3.12m	7'5" x 10'2"	
Bedroom 2	2.68m x 4.33m	8'7" x 14'2"	
Bathroom	2.68m x 1.82m	8'7" x 5'9"	

<b>APARTMENT 8</b>			
Living/Kitchen	8.51m x 3.95m	27'9" x 12'9"	
Dining Room			
Bedroom 1	4.74m x 4.13m	15'5" x 13'5"	
En-suite	2.94m x 1.10m	9'6" x 3'6"	
Bedroom 2	2.70m x 3.90m	8'8" x 12'7"	
Bathroom	1.85m x 2.72m	6'0" x 8'9"	

FLOOR PLANS SECOND FLOOR



**APARTMENT 9**

Living/Kitchen		
Dining Room	10.9m x 4.35m	35'7" x 14'2"
Bedroom 1	3.41m x 5.43m	11'1" x 17'8"
En-suite	1.37m x 3.66m	4'4" x 12'0"
Bedroom 2	2.90m x 4.71m	9'5" x 15'4"
Bathroom	2.77m x 1.83m	9'0" x 6'0"

**APARTMENT 10**

Living/Kitchen		
Dining Room	6.06m x 6.66m	19'8" x 21'8"
Bedroom 1	3.70m x 3.88m	12'1" x 12'7"
En-suite	1.24m x 3.10m	4'0" x 10'1"
Bedroom 2	2.80m x 3.79m	9'1" x 12'4"
Bedroom 3 /Study	2.07m x 3.79m	6'7" x 12'4"
Bathroom	2.17m x 1.83m	7'11" x 6'0"

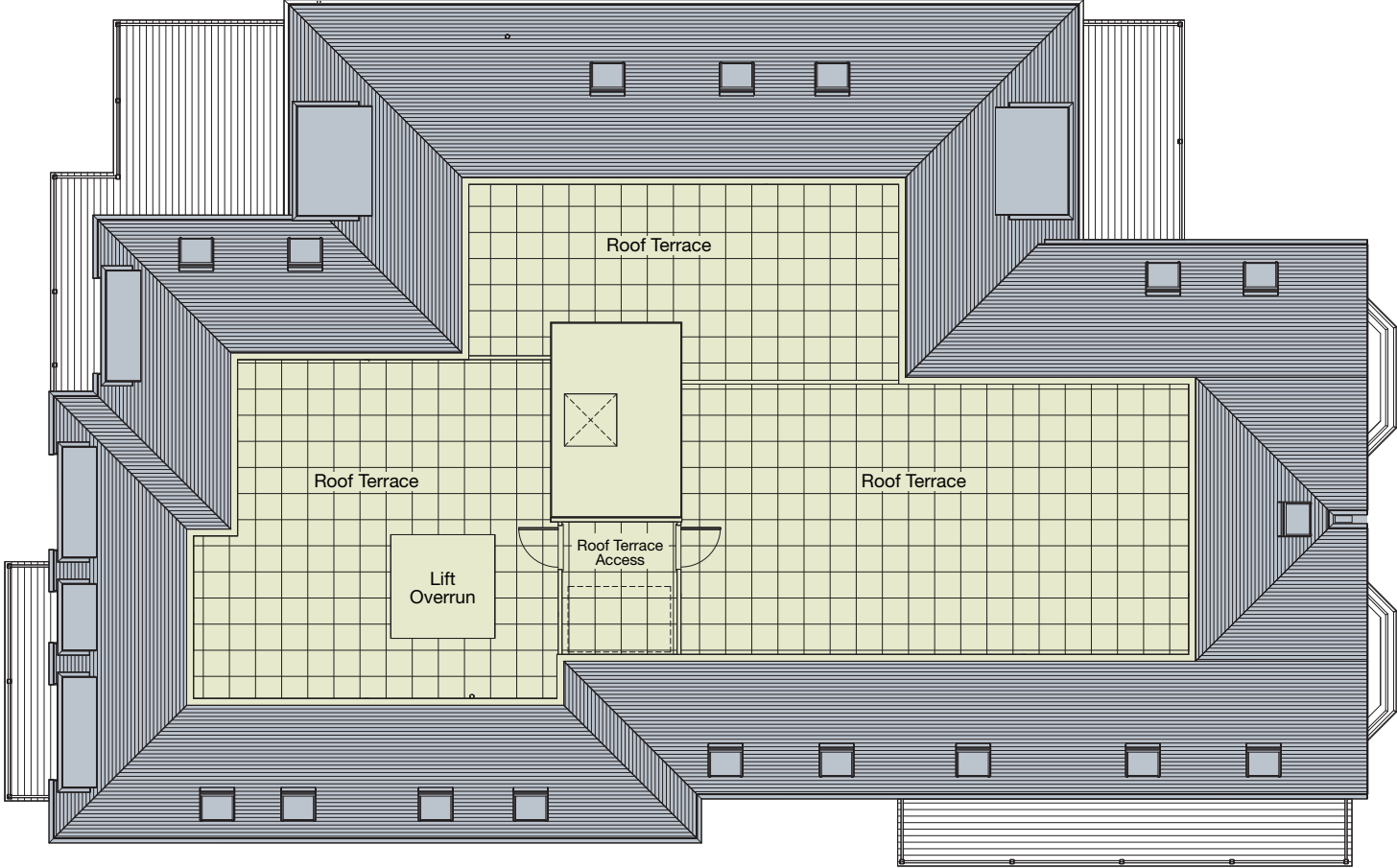
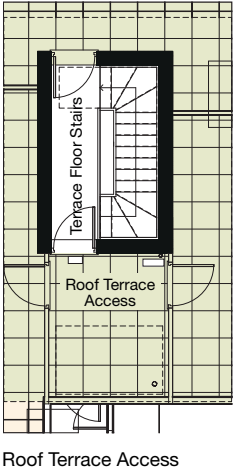
**APARTMENT 11**

Living/Kitchen		
Dining Room	5.78m x 7.11m	18'9" x 23'3"
Bedroom 1	4.48m x 2.97m	14'6" x 9'7"
Dressing Room	1.86m x 2.51m	6'1" x 8'2"
Bedroom 2	2.68m x 4.33m	8'7" x 14'2"
Bathroom	2.68m x 1.82m	8'7" x 5'9"

**APARTMENT 12**

Living/Kitchen		
Dining Room	8.46m x 3.75m	27'7" x 12'3"
Bedroom 1	4.26m x 3.49m	13'9" x 11'4"
En-suite	3.15m x 1.05m	10'3" x 3'4"
Bedroom 2	2.73m x 3.31m	8'9" x 10'8"
Bathroom	1.85m x 2.72m	6'0" x 8'9"

FLOOR PLANS ROOF TERRACE







# SPECIFICATION

## KITCHEN

- Mix of dark and light kitchen doors
- Solid surface worktops/ under mounted sinks
- Neff ovens\*
- Integrated dishwasher
- Integrated fridge/freezer
- Contemporary mixer tap

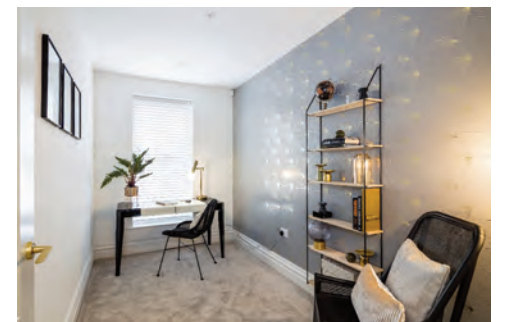
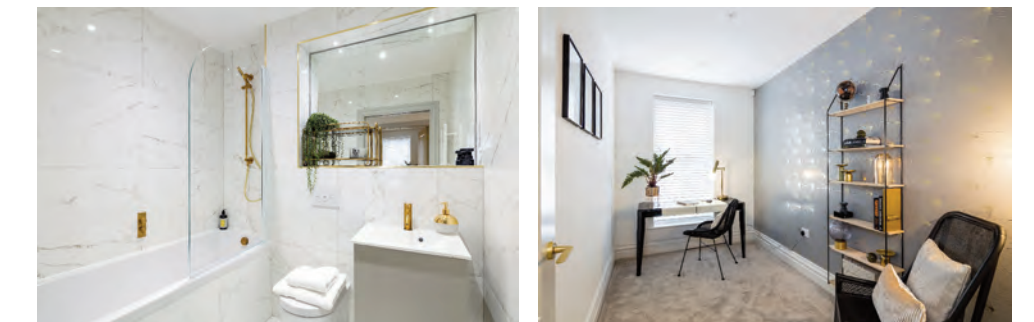
## BATHROOM

- Duravit sanitary ware/vanity units\*
- Concealed cistern WC
- Feature mirror niches
- Heated towel rails
- Wall hung WC with soft close seat and cover
- Feature tiles

## GENERAL

- Contemporary timber effect flooring
- Fully carpeted bedrooms
- Bespoke wardrobes
- Led lighting

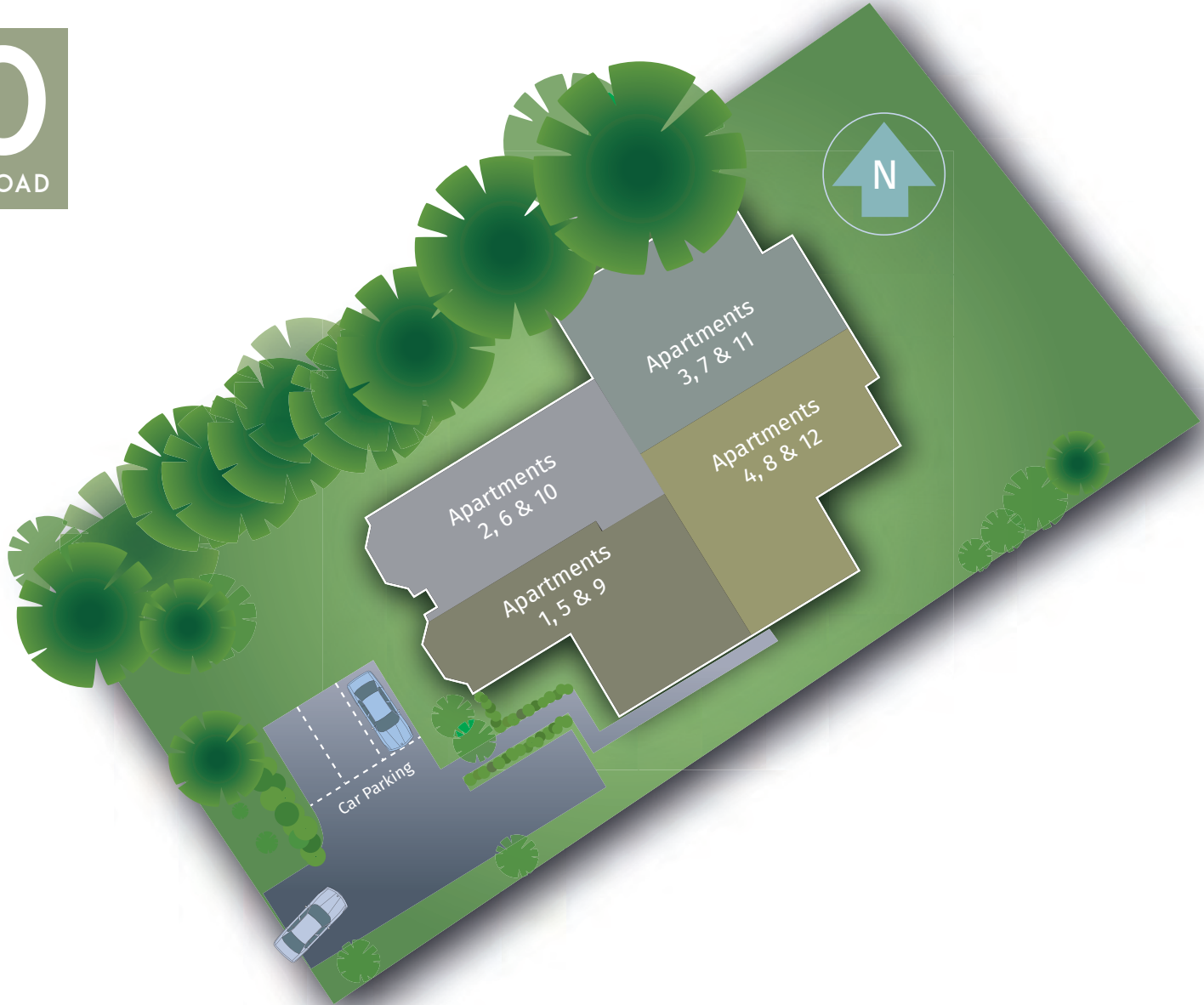
\* Note, an alternative brand of equivalent status may be provided.





SITE PLAN

30  
TOWER ROAD



THE  
PERFECT  
LOCATION

FAVOURITE DESTINATIONS

	Westbourne	0.5 miles
	Branksome beach	0.6 miles
	Canford Cliffs shops	1.2 miles
	Canford Cliffs beach	1.5 miles
	Poole Harbour	2.3 miles
	Sandbanks	2.6 miles
	Poole town centre	4.3 miles
	Bournemouth Airport	7.9 miles
	London (1 hour 50 minutes by train)	110 miles



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.  
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

**FOR CLARIFICATION**  
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





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