

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
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FLAT 3, 2 CEDAR HOUSE, PINewood ROAD,  
BRANKSOME PARK, POOLE, DORSET, BH13 6JS



## ABOUT THIS PROPERTY

£1,350 PCM

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2 Double bedrooms

Newly refurbished open plan kitchen/living room

Brand new carpets

En-suite shower room

private terrace

Off-road parking

Walking distance to the beach

Unfurnished

Council Tax band E: £2052

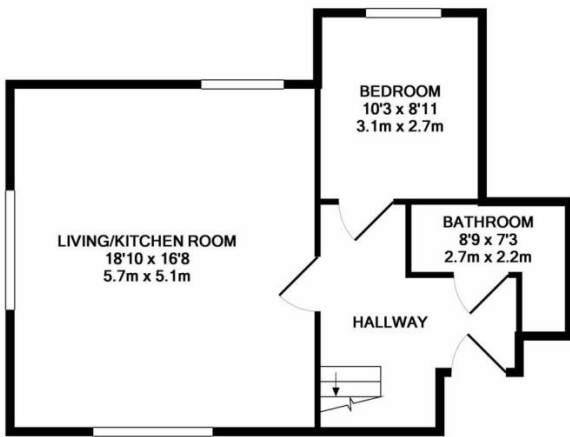
A beautifully refurbished 2 bedroom maisonette with private balcony occupying part of this Edwardian home, just moments away from Branksome beach offered unfurnished. Available from 15th August.

On entering this beautiful Edwardian building, the original stairway provides access to apartment 3. Recently fitted carpets greet you as you enter the apartment and lead to a stunning double aspect open plan kitchen/living breakfast room with natural wood flooring. A newly fitted kitchen complete with wooden work tops and breakfast bar is the focal point of the room and boasts a range of integral appliances and ample space for dining with a comfortable seating area. The second bedroom and family bathroom/cloakroom are accessed from the entrance hall along with the useful under stairs storage cupboard. From here, stairs provide access to the top floor landing with a door leading onto the private west facing balcony/terrace. The master bedroom suite occupies the top floor of the building and benefits from built in wardrobes and a stunning newly refurbished en-suite bathroom. The property is offered unfurnished and has the benefit of newly fitted blinds throughout the apartment. Outside there is a tandem allocated off road parking space with additional visitor parking.

## LOCATION

Located in a leafy road, just 50 meters away from the footpath at Branksome Dene Chine leading to the beach. The property is located within walking distance of Westbourne with its array of coffee shops and boutiques along with a Marks & Spencer's food hall. The train station at Branksome provides a direct line into London Waterloo in under two hours.

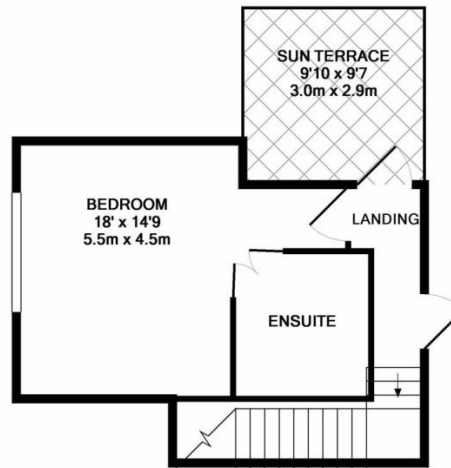




1<sup>ST</sup> FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 881 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2<sup>ND</sup> FLOOR  
APPROX. FLOOR  
AREA 333 SQ.FT.  
(31.0 SQ.M.)

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES

VAT Number: 289586706