

Flat 9, The Dene, 17 Forest Road
Branksome Park
Poole, BH13 6DP



A well-presented three bedroom first floor apartment in a highly desired Branksome Park location within close proximity of Canford Cliffs, Westbourne and Branksome Chine beach.

OFFERS IN EXCESS OF £350,000





SITUATION & DESCRIPTION

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive enclaves of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

Offering turn key living, The Dene is a collection of modern apartments in an exclusive gated development nestled in Branksome Park within close proximity of Canford Cliffs, Westbourne and Branksome Chine beach.

A secure entry phone system allows access to the communal hallway, lift and stairs rising to first floor. A key feature of this apartment is the bright and spacious dual aspect lounge/dining room with feature bay window and space for soft seating, dining table and chairs. The modern kitchen offers a selection of quality integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, microwave, and space for a breakfast table and chairs.

All three bedrooms offer fully fitted wardrobes and the spacious main bedroom benefits from a shower ensuite. A fully tiled family bathroom serves the additional two bedrooms.

Externally, The Dene offers gated access, well maintained communal lawns, private residents and guest parking. Also there is a secure bike store. In total, the apartment offers flexible accommodation throughout, perfect for those requiring either a separate study/work space, three bedrooms, 2nd home or a secure buy to let.

Tenure; Share of Freehold (lease 150 years from 01/01/2004)

Maintenance Charge; £2082 per annum

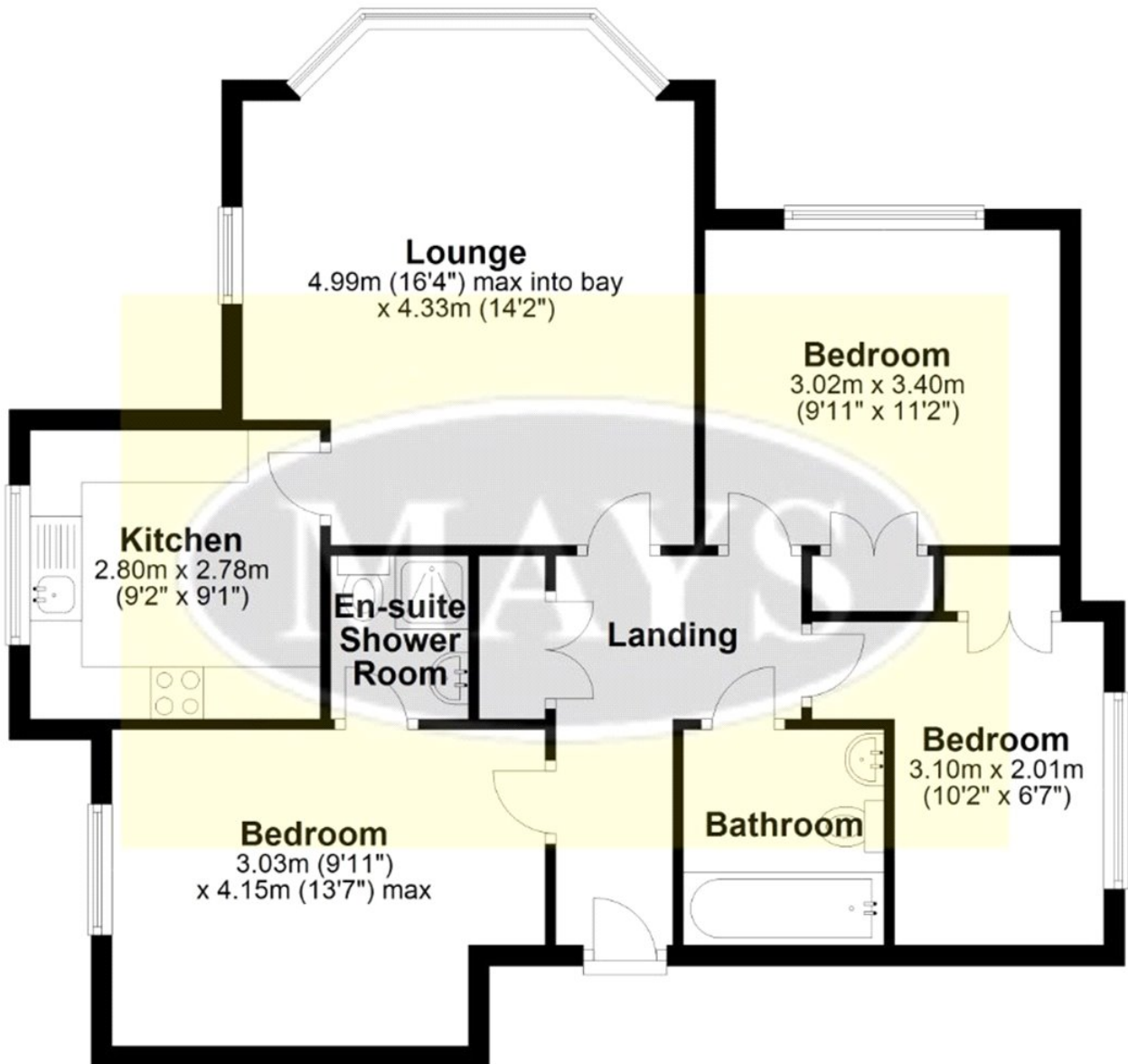
No holiday lets

No pets

- Modern first floor apartment
- Fantastic Branksome park location
- Three spacious bedrooms
- Two bath/shower rooms
- Generous lounge/dining room
- Separate modern kitchen
- Gated access
- Residents & guest parking
- Secure entry phone system

First Floor

Approx. 72.7 sq. metres (783.0 sq. feet)



Total area: approx. 72.7 sq. metres (783.0 sq. feet)

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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		78	80
EU Directive 2002/91/EC			

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