

22 Forest Road, Branksome Park BH13 6DH
£425,000 Share of Freehold

MAYS
ESTATE AGENTS





Property Summary

A spacious and beautifully maintained three double bedroom first floor character apartment, offering a blend of period charm and modern living. Situated in the highly sought-after Branksome Park area, the property is ideally located just moments from the vibrant Westbourne village with its array of boutique shops, cafés and restaurants, and within easy reach of the sandy shores of Branksome Chine beach.



Key Features

- Spacious first floor character apartment
- Bright lounge with decked terrace
- Separate kitchen/breakfast room with integrated appliances
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom
- Large private southwest facing roof terrace
- Character features throughout
- One allocated parking space
- Situated in one of the areas most desirable residential locations



About the Property

The apartment is accessed via a welcoming communal entrance, complete with eye-catching stained glass windows and a staircase leading to the first floor.

A private entrance door opens into a generous reception hall, featuring an entry phone system for added security. From here, double doors lead into a bright and spacious lounge/dining room with sliding doors that open onto a stunning private southwest-facing roof terrace – perfect for relaxing or entertaining. The separate kitchen/breakfast room is equally impressive, fitted with a range of integrated appliances and ample space for casual dining.

The main bedroom is a great feature, complete with an attractive bay window with fitted seating and a stylish en-suite shower room. Two further double bedrooms offer flexibility for family, guests or working from home, and are served by a well-appointed family bathroom.

Externally, the property's standout feature is the large, decked roof terrace, offering excellent outdoor space in a private setting. The apartment also comes with an allocated parking space.

Tenure: Share of Freehold

Maintenance Charge: £1,297 payable bi-annually (£2,594 per annum)

Council Tax Band: E (BCP Council)

Holiday lets/Airbnb & pets are not permitted within the development

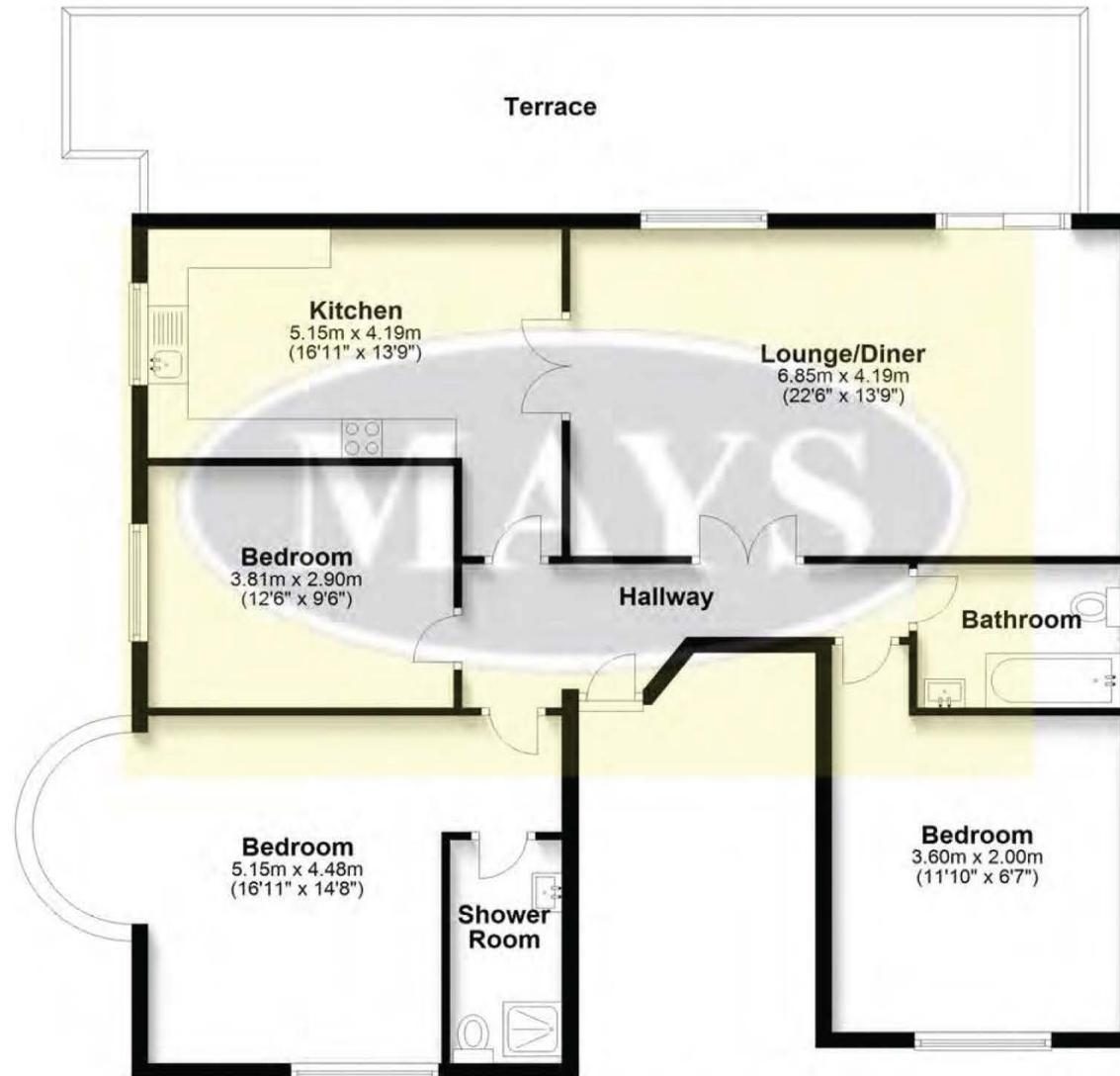
Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband & Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138

First Floor

Approx. 142.3 sq. metres (1531.8 sq. feet)



Total area: approx. 142.3 sq. metres (1531.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas 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 area's renowned shopping and leisure facilities, such as the blue flag 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, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

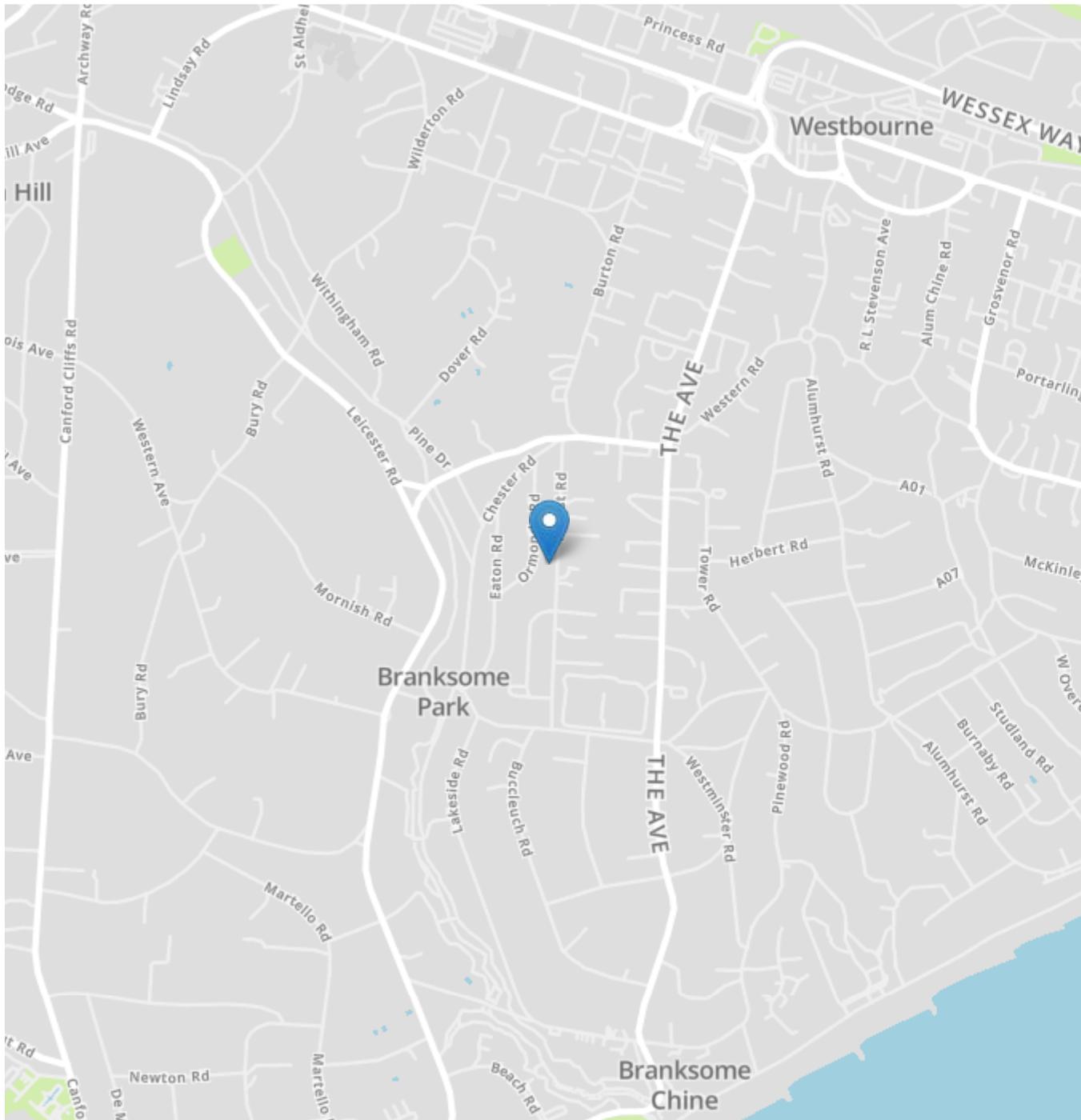


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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 Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

MAYS

ESTATE AGENTS