



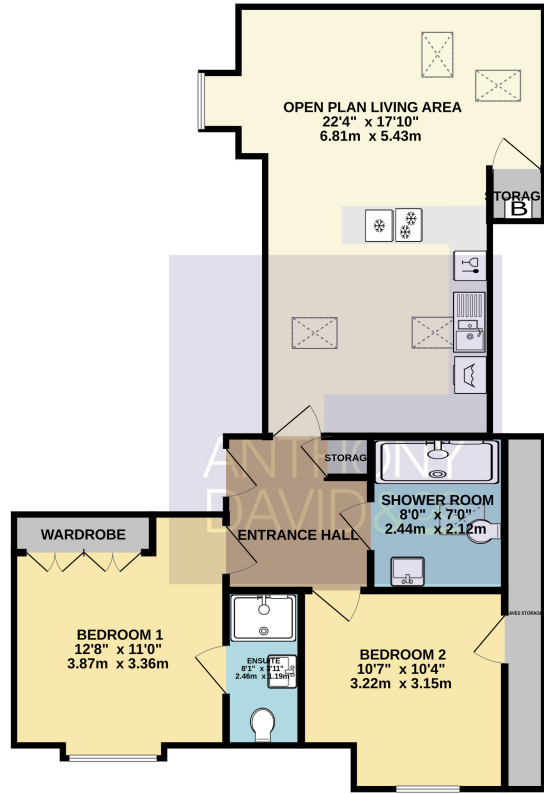
Flat 5, Beechwood 14 Pinewood Road, Branksome Park, Poole, Dorset BH13 6JS Guide Price £350,000 Share of Freehold

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**** YARDS FROM SANDY BATHING BEACHES **** A stunning two double bedroom top floor apartment set in this magnificent block which was refurbished to exacting standards in 2019. The property is ideally located in the highly sought after area of Branksome Park whilst Westbourne Village with its array of shops, boutiques and bistros is also close to hand. This elite home offers over 700 sq ft of luxurious living and internal viewing is imperative to appreciate the good sized accommodation on offer, which comprises: 22' open plan living area to include bespoke kitchen, contemporary en-suite shower room and a further stylish shower room. Externally the property has the benefit of a parking space. Further features of this turnkey home include: PETS ALLOWED on license, vendor suited, integrated appliances to kitchen, elegant fitted wardrobe to bedroom one, eaves storage, SHARE OF FREEHOLD, ideal holiday home, bike store, gas central heating and UPVC windows.

**ANTHONY
DAVID & CO**

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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Entrance Hall Doors to

Open Plan Living Area 22' 4" x 17' 10" (6.81m x 5.44m)

Bedroom One 12' 8" x 11' 0" (3.86m x 3.35m)

En-Suite Shower 8' 1" x 3' 11" (2.46m x 1.19m)

Bedroom Two 10' 7" x 10' 4" (3.23m x 3.15m)

Shower Room 8' 0" x 7' 0" (2.44m x 2.13m)

Tenure Share of Freehold

Service Charge £1500 paid half yearly (£750) to include windows, gardening and insurance.

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.