

FOR SALE

Flat 5, 12 Driftwood, Pinewood  
Road, Branksome Park, Poole,  
Dorset BH13 6JS



PHILIPPA SOLE



Offers in Excess of  
£355,000

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Two bedroom top floor apartment

Open-plan kitchen / living /  
breakfast room

En-suite shower room to master  
bedroom

Family bathroom

Walking distance to Branksome  
Chine beach

Secure gated development

One allocated parking space

Council band E: £2,503.40

Maintenance: £1300 P/A

Leasehold

## About this property

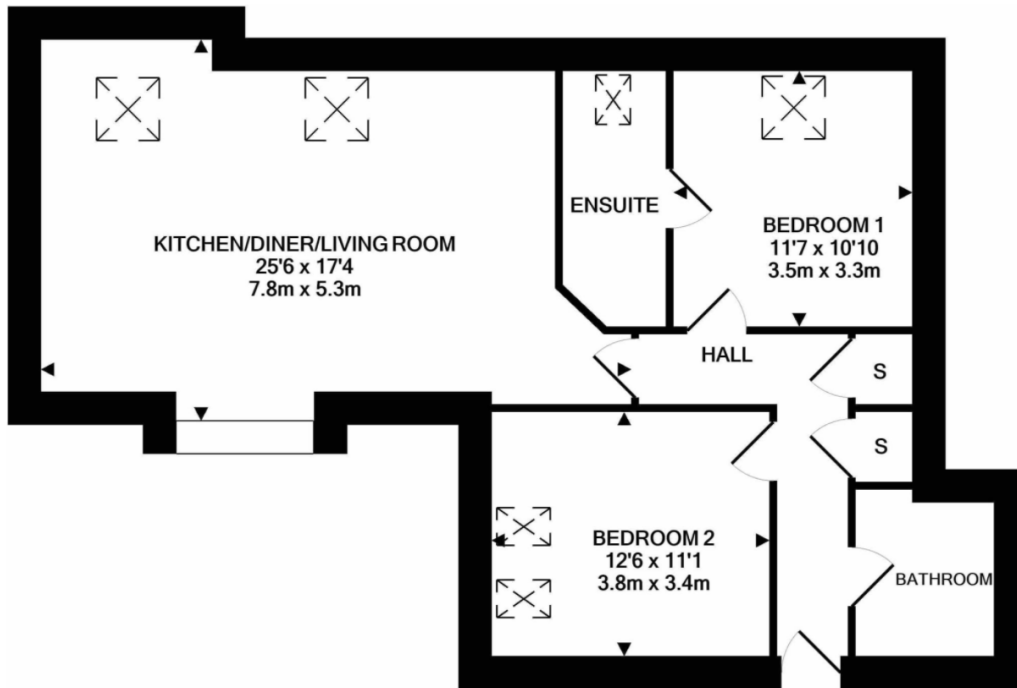
A beautifully presented two bedroom top floor apartment, with open-plan kitchen / living / breakfast room, en-suite shower room to master, family bathroom, set in a private gated Edwardian style development. Walking distance to Branksome Chine beach. Offered with one allocated parking space.

This beautifully presented top floor apartment is located in this exclusive Edwardian development just a short stroll away from Branksome Chine beach. The sociable open-plan kitchen / living / breakfast room offers an inviting space in which to entertain. The shaker style kitchen boasts a range of integrated appliances set within modern units featuring a Quartz worktop which is separated from the living area by a central island. The master bedroom features free-standing furniture and benefits from an en-suite shower room. There is a substantial sized family bathroom which serves bedroom two. There is also a separate utility cupboard and storage cupboard in the hallway. A block paved driveway provides off-road parking with one allocated space.

## Location

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





TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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