















10 Solar Court, 45 Western Road, Branksome Park, Poole, Dorset BH13 6ER

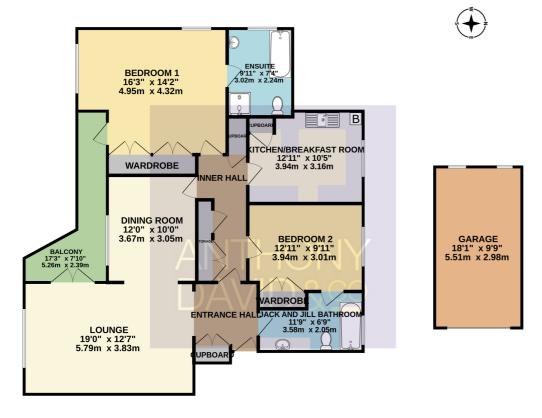
£350,000 Share of Freehold

\*\* NO FORWARD CHAIN \*\* A fantastic two double bedroom fourth floor purpose built apartment ideally situated within the highly sought after Branksome Park a short distance away from Canford Cliffs Village with its local shops, amenities and blue flag sandy bathing beaches. This sizable property is in need of total refurbishment and viewing is imperative to not only appreciate is desirable location but also the 1100 sq ft of accommodation, comprising: lounge, SOUTHERLY ASPECT BALCONY with views over the grounds, dining room, kitchen/breakfast room, en-suite bathroom and a Jack and Jill bathroom. Externally the property is set within beautifully maintained grounds with seating areas for sitting out in the summer months. There is a SWIMMING POOL open May-September. The property has the added benefit of garage in block and residents parking. Further features of this 'perfect project' include: SHARE OF THE FREEHOLD, ample storage, lift in block, gas central heating and UPVC double glazing.

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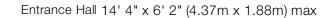


## FOURTH FLOOR 1342 sq.ft. (124.7 sq.m.) approx.



TOTAL FLOOR AREA 1342 s.g.ft. (124.7 s.g.m.) approx.

Whilst evey attempt has been made to existe the accuracy of the floorgian contained here, measurements of doors, windows, rooms and any other teems are approximate and no responsibility is taken for any error, measured or management. The plan is of influentine purpose only and should be used as such by any prospective parchaser. The less result of the floor of the strength of the strength



Lounge 19' 0" x 12' 7" (5.79m x 3.84m)

South Facing Balcony 17' 3" x 7' 10" (5.26m x 2.39m) max

Kitchen/Breakfast Room 12' 11" x 10' 5" (3.94m x 3.17m)

Dining Room 12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom One 16' 3" x 14' 2" (4.95m x 4.32m)

En-Suite Bathroom 9' 11" x 7' 4" (3.02m x 2.24m)

Bedroom Two 12' 11" x 9' 11" (3.94m x 3.02m)

Jack & Jill Bathroom 11' 9" x 6' 9" (3.58m x 2.06m)

Garage 18' 1" x 9' 9" (5.51m x 2.97m)

Swimming Pool Open May to September

Garden Communal

Parking Residents

Tenure Share of the Freehold remainder of a 999 year lease

Service Charge TBA

Council Tax Band E









Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.