

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 8, 2 CHATSWORTH, WESTMINSTER ROAD,
POOLE, DORSET, BH13 6JR



ABOUT THIS PROPERTY

£ 2 , 7 5 0 P C M

3 Double bedrooms

Panoramic views

Large Living room

2 ensuite

Utility room

Unfurnished

Cloakroom

2 Secure underground parking spaces

Council Band G - £2798 PA

A well presented three double bedroom second floor apartment affording panoramic views over Poole Bay. Located on the cliff top with direct access to the beach. This spacious apartment also benefits from a utility room and two secure parking space. Available for long term rental, offered unfurnished.

Wooden floors and open plan living greet you when you enter this apartment. All of the principal rooms are located to the rear of the apartment enjoying panoramic views over the Poole Bay. A clean and tidy kitchen with integral appliances leads through to the large living room, both benefiting from access to the balcony which spans the width of the apartment. The Master bedroom has an extensive range of fitted wardrobes, superb views and an en-suite. Bedrooms two and three have en-suite shower rooms. There is the added advantage of an additional cloakroom and separate utility room. This particular apartment has an allocated underground parking space, with a lift giving access to the ground floor. This modern block sits in well established grounds and has a secure gate providing direct access to Branksome beach.

LOCATION

Located on the cliff top, the apartment overlooks and enjoys direct access to Branksome beach. The village of Canford Cliffs with its bakery, post office, restaurants and bars is within .25 of a mile, whilst the larger shopping centre of Westbourne is within easy reach. The local train station at Branksome provides a direct line into London Waterloo in under 2 hours.

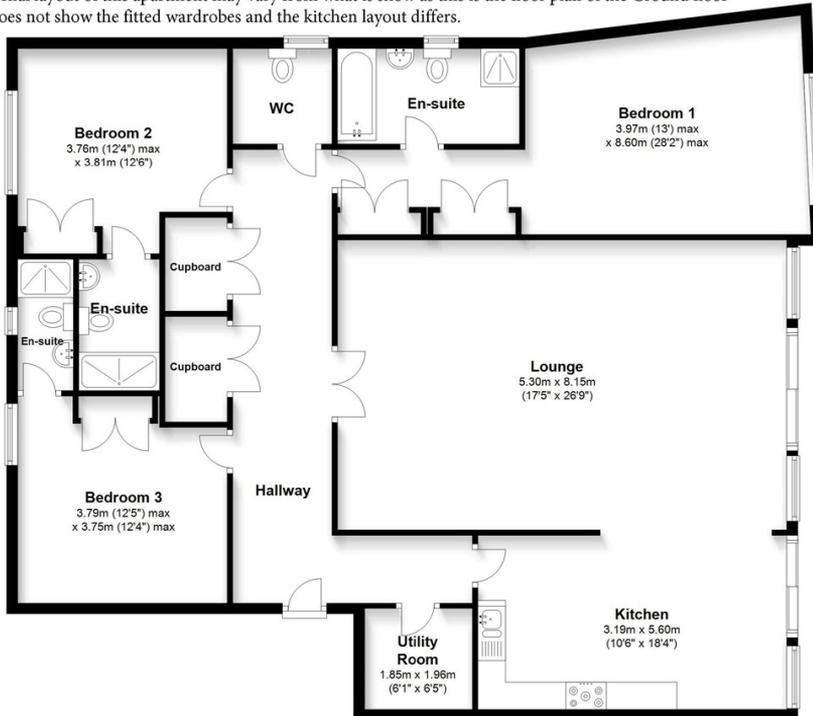




Ground Floor

Approx. 160.1 sq. metres (1722.8 sq. feet)

Agents note: The internal layout of this apartment may vary from what is show as this is the floor plan of the Ground floor Apartment. eg. this does not show the fitted wardrobes and the kitchen layout differs.



Total area: approx. 160.1 sq. metres (1722.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 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		82	83
EU Directive 2002/91/EC			

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