



Solar Court, 45 Western Road, Poole BH13 6ER







## Property Summary

We are excited to present this bright and spacious three-bedroom apartment located on the first floor of a well-maintained and mature block of only 12 apartments. The property offers a comfortable and welcoming living space with ample natural light and modern conveniences. With a fantastic layout and quality features throughout, this apartment is sure to impress.



## Key Features

- Three double bedrooms
- Bright & spacious first floor apartment
- Two bathrooms (one en-suite)
- Generous accommodation
- Balcony
- Ample storage throughout
- Garage & communal gardens
- Unfurnished
- Kitchen with fitted appliances
- Well presented apartment





## About the Property

**INCLUSIVE OF WATER CHARGES!** As you enter the apartment, you are greeted by a spacious entrance hall that leads to the large living room, which enjoys a sunny aspect and provides access to the private balcony – ideal for relaxing. The kitchen is well-equipped with integrated appliances, including a fridge freezer, oven, hob, dishwasher, and a freestanding washing machine, offering everything you need for modern living. Additionally, there are three double bedrooms, with the master featuring fitted wardrobes, access to the balcony, and an ensuite bathroom complete with a separate shower and bath.

The second bedroom is also well-sized and includes a built-in cupboard and a dressing table, while the third bedroom offers flexibility – it can serve as a third bedroom or alternatively be used as a second reception room or dining area to suit your needs. The main bathroom offers his and hers sinks, a heated towel rail, toilet, and a shower over the bath, ensuring convenience for all residents.

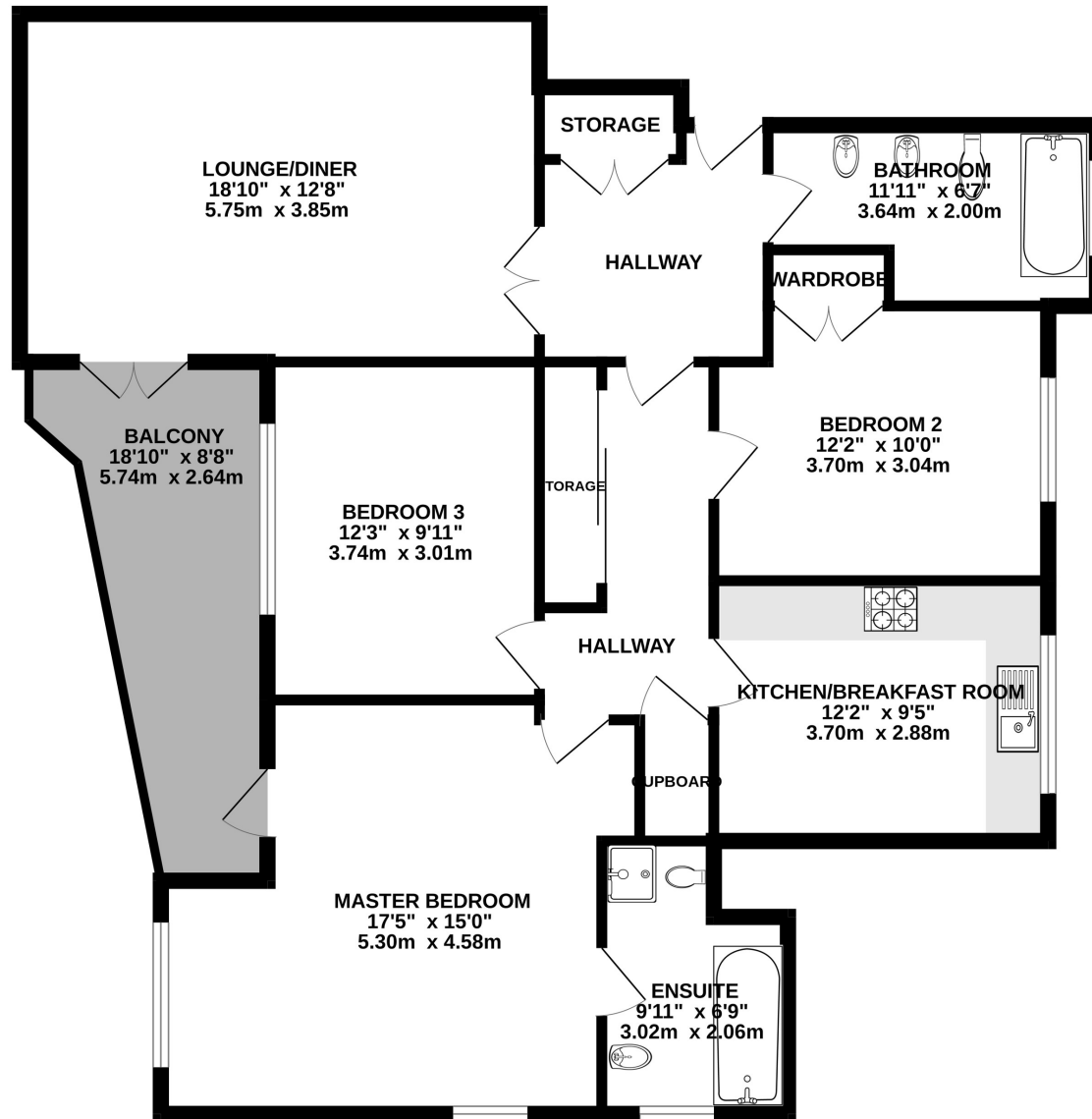
The apartment further benefits from a garage with an electric door, ample visitor parking, and a lift and intercom system within the building. Residents also have access to the beautifully landscaped gardens shared with the neighbouring Greenacres development, providing a serene space to relax.

This wonderful apartment is the perfect place to call home. Regrettably pets are not permitted.





FIRST FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 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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## 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.



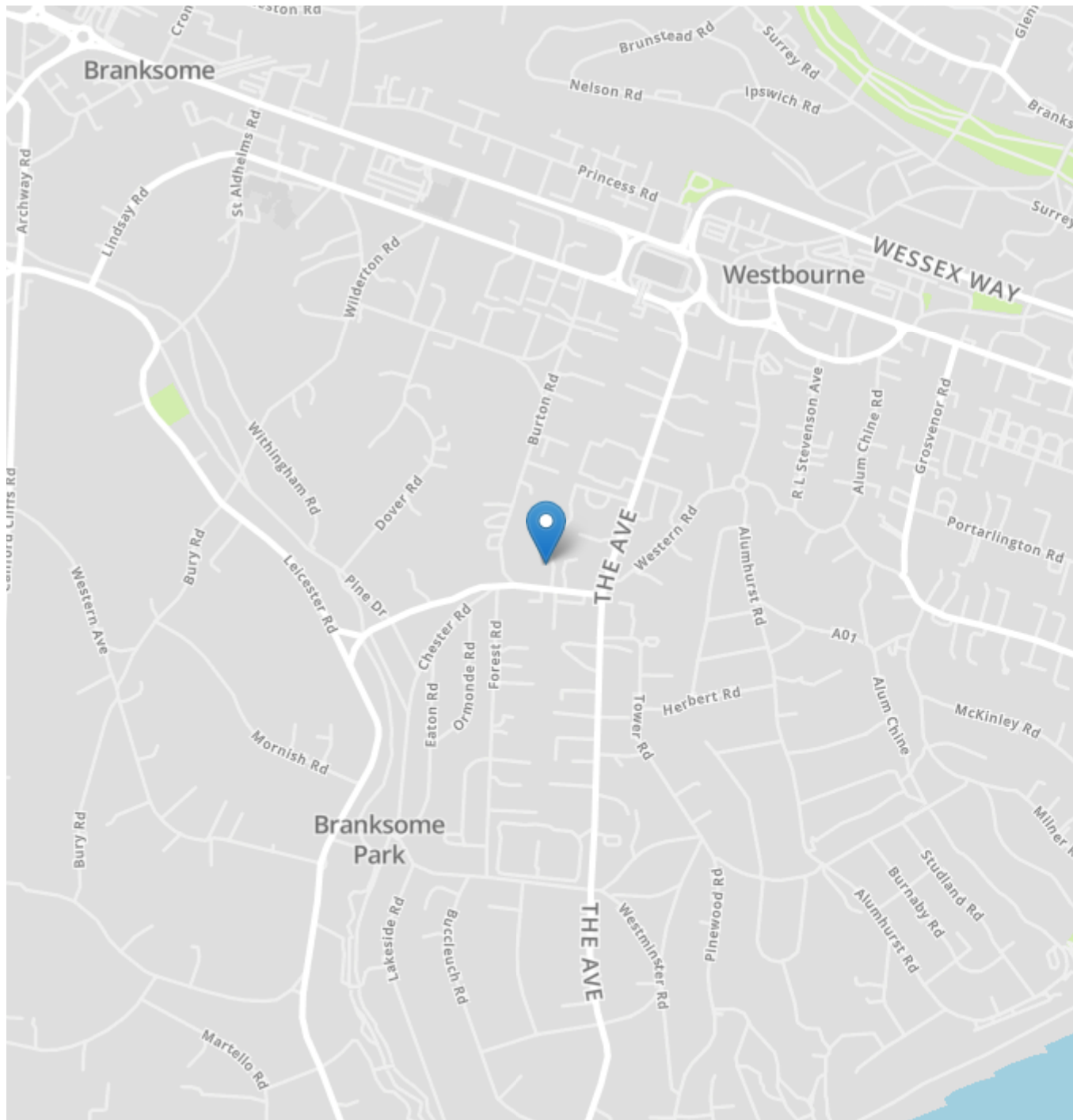
## About Mays

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 and letting property 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+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

### Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

### Mays Estate Agents - LETTINGS

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