

TO LET

Flat 11, 52 Branksome Gate,  
Western Road, Branksome, Poole,  
Dorset BH13 6EX



PHILIPPA SOLE



£2,250 pcm

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3 double bedroom ground floor flat

Modern kitchen

Private patio area

L-shaped Lounge dining area

En suite to master

2 Parking spaces 1 secure

Unfurnished and available immediately

Band F: £3102.30

## About this property

A well presented 3 double bedroom ground floor apartment located in a prestigious block benefiting from a patio area. En-suite to Master, large L shaped lounge diner, modern kitchen, utility room and 2 parking spaces, one being underground. Available now.

Approached via well maintained communal areas, this spacious ground floor flat enjoys access directly on to a patio area. The double aspect lounge overlooks the well maintained gardens and extends into the dining area. The modern fitted kitchen offers a range of integral appliances whilst the utility room houses the washing machine and tumble dryer, providing useful additional storage. The master bedroom has a range of fitted wardrobes and en-suite shower room, bedrooms two and three share the family bathroom. The apartment benefits from two parking spaces, one directly outside the front door and the other in the secure underground garaging which has lift access. The property has been well maintained with natural carpets and double glazing throughout.

## Location

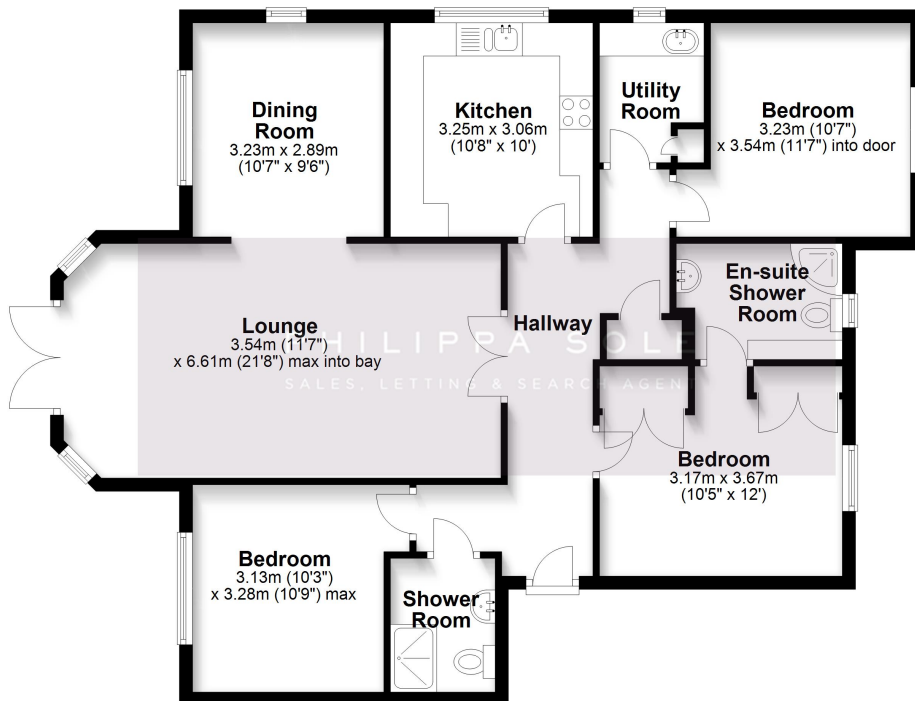
Located in an enviable position being close to the local beach at Alum Chine yet just 500 metres from Westbourne town centre, with its bustling selection of restaurants, cafés, boutique shops as well as larger chains such as an M&S Food hall and Starbucks. The award-winning beaches of Alum Chine and Branksome Dene are just under a mile away. The local train station at Branksome provides a direct line into London Waterloo in under 2 hours. For wider shopping needs, Bournemouth and Poole are accessible via local bus routes.





### Ground Floor

Approx. 99.9 sq. metres (1075.5 sq. feet)



Total area: approx. 99.9 sq. metres (1075.5 sq. feet)

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