



Western Road, Poole BH13 6EU



Property Summary

We are proud to present this delightful ground floor three-bedroom apartment, ideally located in the highly sought-after Branksome Park. Set within beautifully maintained communal gardens, this bright and spacious home offers a perfect blend of comfort and convenience, complete with private garage and communal parking.



Key Features

- Three bedrooms
- Master bedroom with fitted wardrobes and en-suite shower room
- Private balcony
- Bright and airy lounge/dining room
- Well-equipped kitchen
- Family bathroom
- Gas central heating
- Beautifully maintained communal gardens
- Private garage and additional communal parking
- Highly sought-after Branksome Park location



About the Property

The apartment features a generous master bedroom with fitted wardrobes and direct access to a private balcony overlooking the gardens. The master also benefits from a modern en-suite shower room. The bright lounge/dining room is well-proportioned and filled with natural light, with sliding doors opening onto a large sun terrace—perfect for relaxing. The second bedroom is a good-sized double with built-in wardrobes, while the third bedroom offers flexibility as a single room or ideal home office. A stylish, well-equipped kitchen includes white goods, ample storage, and plumbing for a dishwasher. Additional features include a family bathroom with shower, separate W.C., and a convenient cloakroom.



This well-maintained apartment further benefits from gas central heating, access to beautiful communal gardens, and a private garage with additional communal parking. Please note that pets are not permitted.

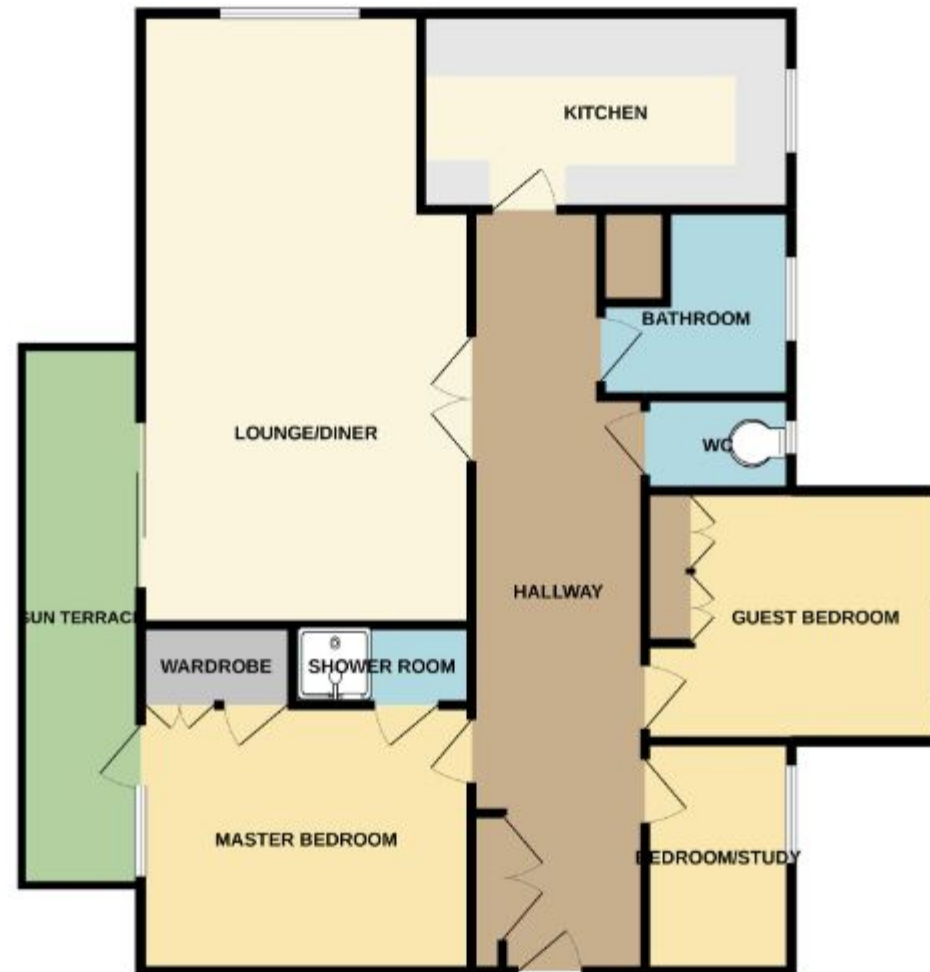
Council Tax Band: E

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

GROUND FLOOR





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.

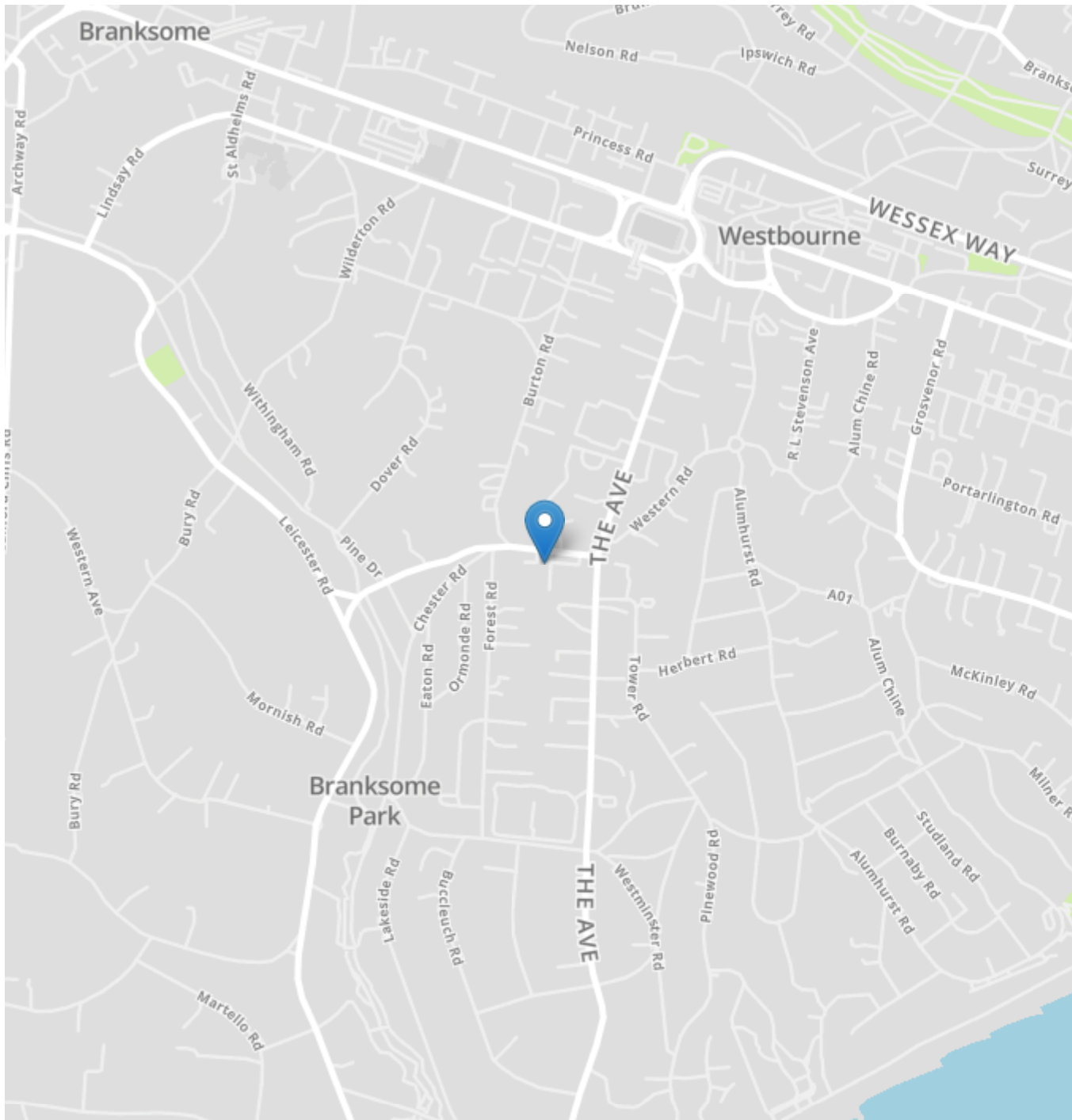


About Mays

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+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
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

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: lettings@maysestateagents.com

www.maysestateagents.com

MAYS
ESTATE AGENTS