



## Forest Road, Poole, Dorset, BH13

£385,000 *Share of Freehold*

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An immaculately presented three double bedroom ground floor apartment situated in this modern gated development in Branksome Park. The property is in superb order throughout with bright spacious accommodation. Offered with vacant possession.

### KEY FEATURES

- Gated development
- Ground floor
- Three double bedrooms with fitted wardrobes
- Two modern bathrooms
- Lounge diner
- Kitchen breakfast room
- Allocated parking



**Westbourne**

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## DESCRIPTION

Located in the sought-after Branksome Park area of Poole, this ground floor flat offers an exceptional opportunity to enjoy modern, comfortable living in a prestigious gated development. Boasting three generously sized double bedrooms, each with fitted wardrobes, and two stylish contemporary bathrooms, the property is thoughtfully designed for both families and professionals seeking spacious accommodation.

Upon entering, you are greeted by a welcoming lounge diner, perfect for relaxing or entertaining guests. The separate kitchen breakfast room provides ample space for cooking and casual dining, making it a true heart of the home. Residents benefit from allocated parking and the security and privacy afforded by the gated setting. The flat is offered with vacant possession, ensuring a smooth and uncomplicated move.

The location is hard to beat, lying just 0.5 miles from the vibrant shops, bars, and restaurants of Westbourne. The stunning local beaches are also close by, providing the perfect escape for relaxation or water sports. Commuters and travellers will appreciate the excellent transport links connecting Branksome Park to Bournemouth, Poole, and beyond.

Spanning a generous 81.5 square metres, this ground floor flat combines comfort, style, and convenience in an idyllic coastal setting.







## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks.

The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250254>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 127 year and 10 months

**Service Charge:** £2650 per annum

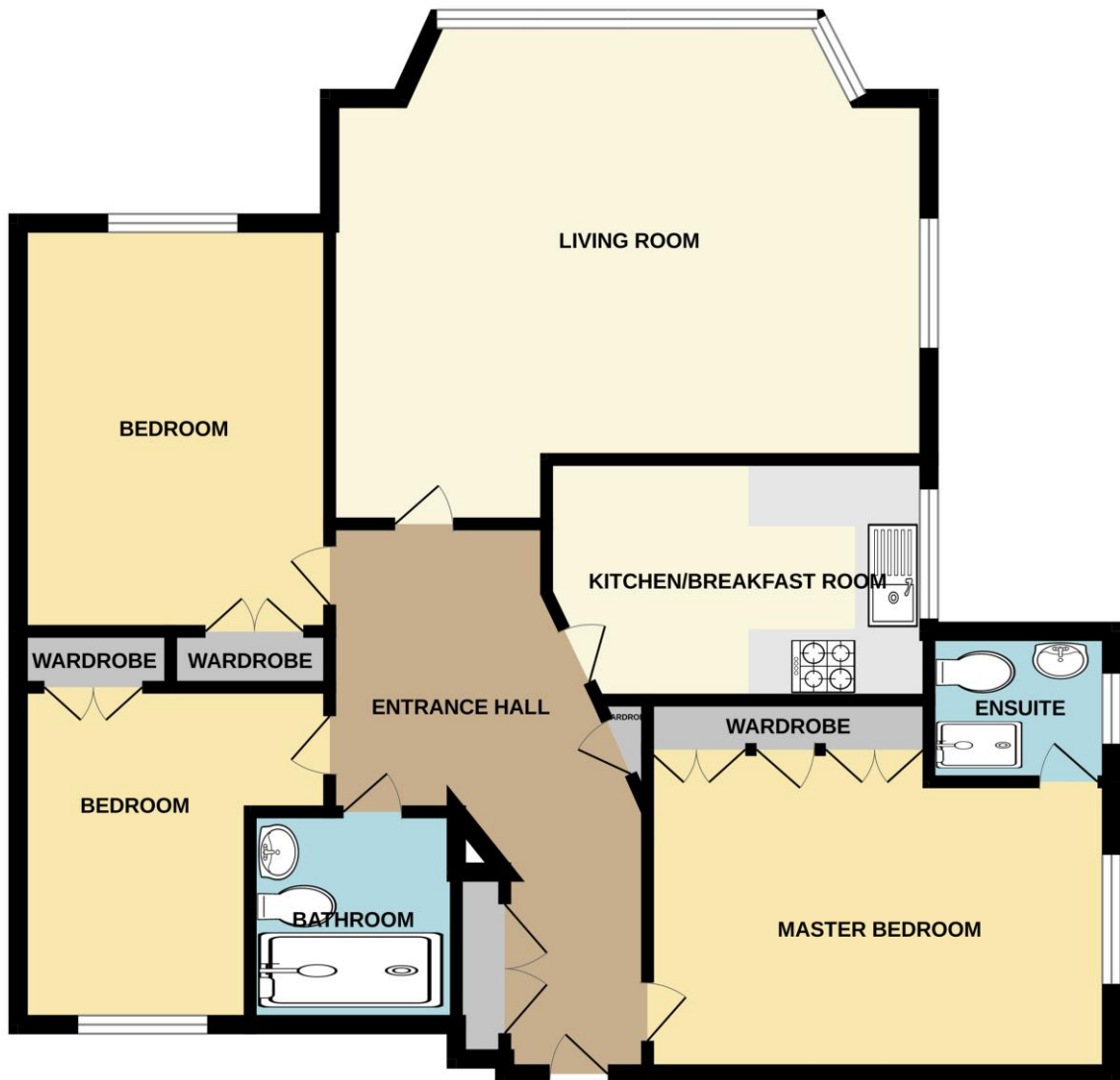
**Ground Rent:** N/A

**Council Tax Band:** E

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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