

2 Beach Road

Branksome Park Poole, BH13 7BT

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£1,495 Per Month

Hull Gregson Hull

2 Beach Road

Branksome Park Poole, BH13 7RT

- Prestigious Beach Road Location
- Spacious Two Double Bedroom Apartment
- Large Sitting/Dining Room with Private Balcony
- Within Walking Distance of Branksome Beach
- Contemporary Fitted Kitchen with Integrated Appliances
- Secure Storage
- Private Garage
- Beautifully Maintained Communal Gardens
- Visitor's Parking
- Long Term Let

















Positioned on Beach Road, just a short stroll from Branksome Chine Beach, this beautifully presented ground floor apartment offers generous accommodation, and a desirable coastal lifestyle. Situated within the High Trees development, the property enjoys spacious and well-appointed living space, with two large double bedrooms, a private balcony, garage, lock up storage unit and beautifully maintained communal grounds.

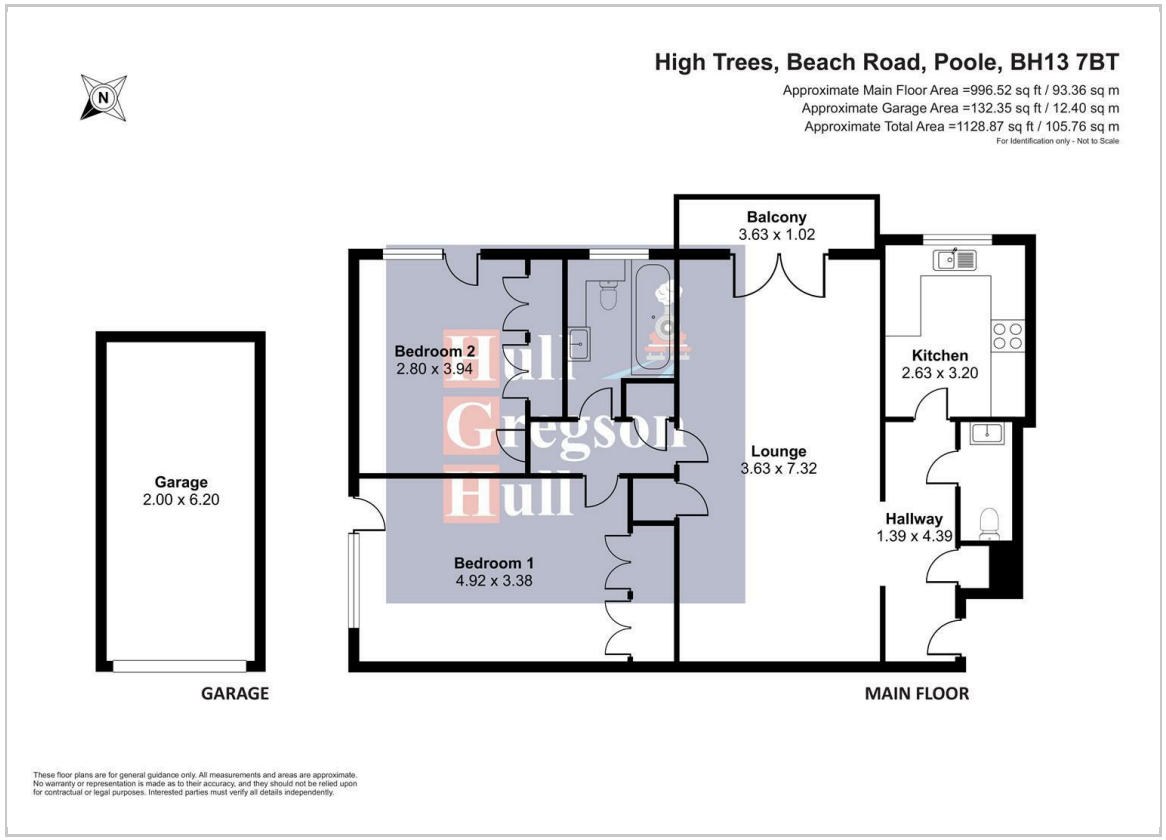
The apartment is approached by a secure communal entrance with both lift and staircase serving all floors. Upon entering through the internal door, we are welcomed into the

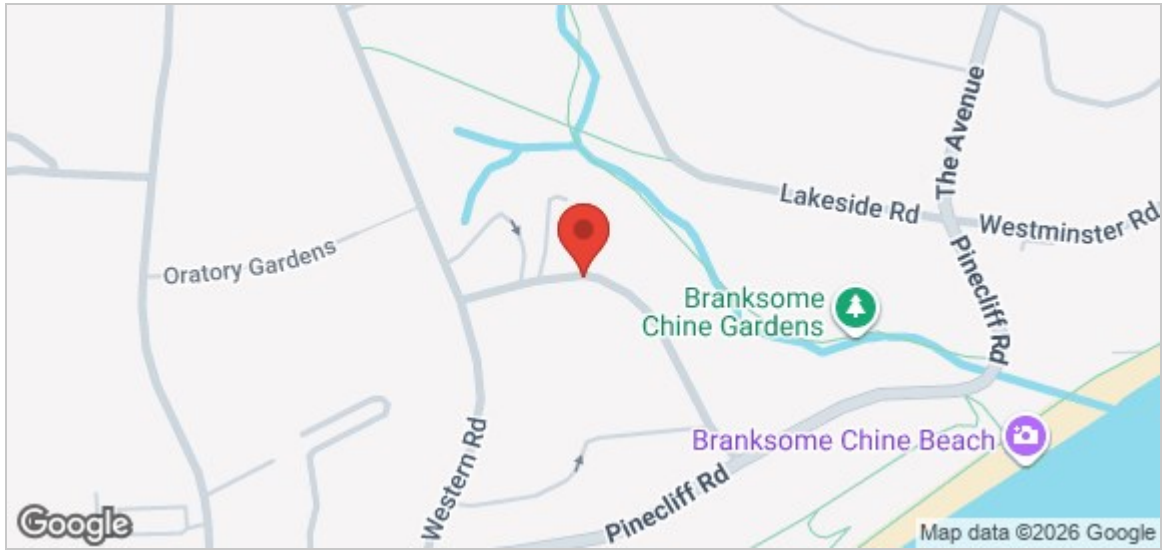




spacious hallway, thoughtfully designed with a number of useful cupboards, the hallway provides excellent storage for shoes and coats.
Leading through to the living accommodation, the living/dining room is a generous size with ample room for furniture such as a sofa suite, coffee table and storage furniture alongside a formal dining table, making this a versatile reception area with space for dining and relaxation. French doors open onto the south-westerly facing balcony, framing attractive views over the communal gardens, and creating a serene outlook to enjoy over morning coffee or an evening tipple.

Situated adjacent to the living accommodation, the contemporary kitchen is fitted with a range of modern base and eye-level units, complemented by ample work surfaces and integrated appliances such as oven, electric hob, dishwasher with space for a free standing fridge/freezer and plumbing for a washer/dryer. A large window overlooks mature greenery, creating a peaceful outlook whilst filling the space with natural light throughout the day.





Hallway
4'6" x 14'4" (1.39 x 4.39)

Lounge
11'10" x 24'0" (3.63 x 7.32)

Kitchen
8'7" x 10'5" (2.63 x 3.20)

Bedroom One
16'1" x 11'1" (4.92 x 3.38)

Bedroom Two
9'2" x 12'11" (2.80 x 3.94)

Balcony
11'10" x 3'4" (3.63 x 1.03)

Bathroom

Garage
6'6" x 20'4" (2.00 x 6.20)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Tenure: Leasehold with a share of the Freehold with approximately 980 years left on the lease. Service charges which include water rates are approximately £2,300 per Anum. Holiday lets are not permitted. Pets are not permitted.
Please note this property is currently owned by a member of the team at HGH Swanage.

Property type: Flat
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

