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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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TOWER ROAD  
POOLE  
BH13 6HX

Price Guide £395,000

EPC Rating: C Council Tax Band: E

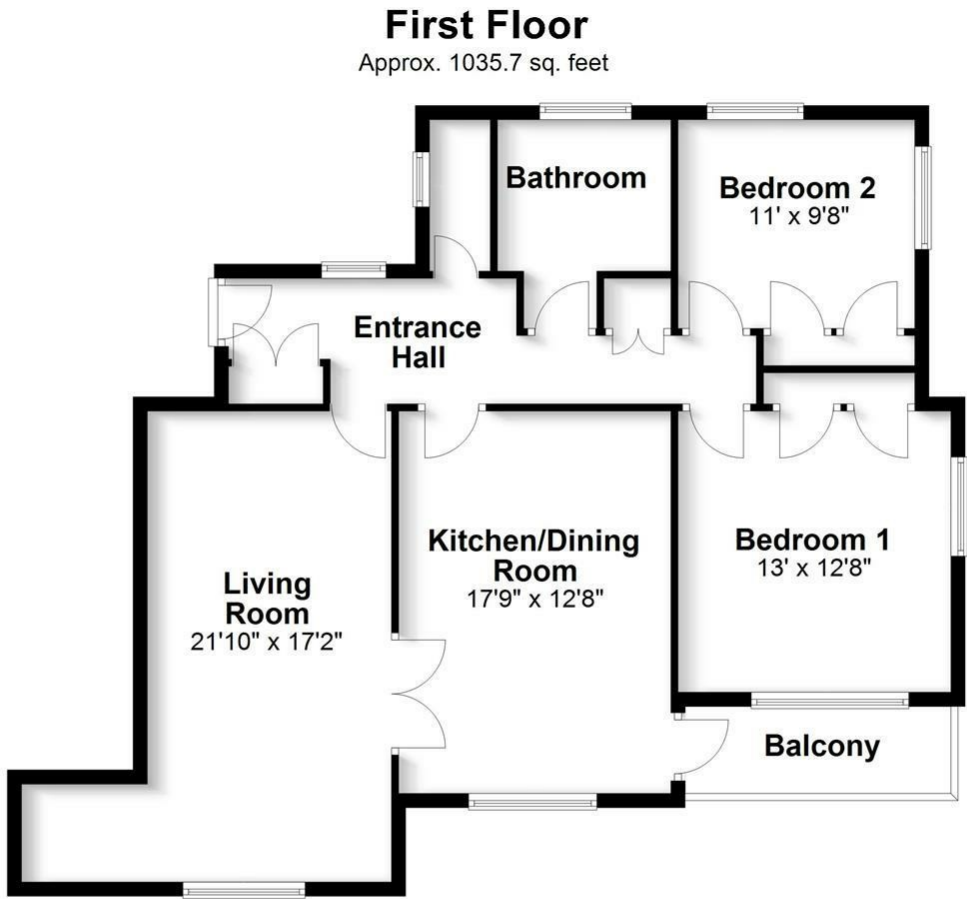




# All The Ingredients Needed For A Fabulous Lifestyle

A beautifully refurbished first-floor apartment with balcony and private garage, ideally positioned in the sought-after Branksome Park area of Tower Road, just a short walk from the sandy beaches of Branksome Chine. Extending to approximately 1,036 sq ft (96 sq m), the apartment offers generous and well-balanced accommodation throughout. The bright living and dining room provides an excellent space for relaxing or entertaining and opens onto a private balcony, ideal for enjoying the coastal setting. The property offers two spacious double bedrooms, along with a family bathroom and a separate W/C, providing practical accommodation for everyday living or visiting guests. A key benefit of the property is the private garage, which offers secure parking and additional storage, and includes an EV charging point. The development also provides visitor parking and attractive communal grounds, which are particularly well maintained and generous for the area. The beaches and wooded chines of Branksome and Alum Chine are approximately a 10-minute walk away, while the shops, cafés and restaurants of Westbourne and Canford Cliffs Village are also within easy reach. Offered chain free and with a long lease, this apartment presents an excellent opportunity to enjoy coastal living in one of Poole's most desirable locations.

\*Please note that this property is owned by a member of staff of the estate agency marketing the property. In accordance with the Estate Agents Act 1979, this interest is hereby disclosed\*



Total area: approx. 1035.7 sq. feet

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Chain Free
- Garage & Parking
- Fully Refurbished
- South West Balcony
- Over 1,000 Square feet
- Walking To Beach
- Two Double Bedrooms
- First Floor Apartment
- Ideal Purchase or Investment
- 147 Years Lease Remaining

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





