



## Flat 5 Driftwood, 12 Pinewood Road, Branksome Park BH13 6JS

Occupying a superb location a short walk away from the beach lies this wonderful top floor purpose-built apartment set within a low-rise attractive character building. There is beautifully presented and well-proportioned living accommodating on offer to include a fantastic open plan living space and two double bedrooms with an en-suite to the master. Westbourne and Bournemouth are a short drive away and there is an allocated off-road parking space within the gated communal grounds.

**EPC: 61 Council Tax Band: E Price: £325,000 Leasehold**











## Key Features

- IMPECCABLE TOP FLOOR PURPOSE BUILT APARTMENT SET WITHIN ATTRACTIVE CHARACTER BUILDING
- ENTRANCE HALLWAY
- BEAUTIFUL OPEN PLAN KITCHEN/DINING/LIVING ROOM
- TWO DOUBLE BEDROOMS WITH EN-SUITE TO THE MASTER
- FAMILY BATHROOM
- GATED DEVELOPMENT
- ALLOCATED OFF ROAD PARKING
- DESIRABLE LOCATION WITHIN BRANKSOME PARK
- SHORT WALK TO THE BEACH
- NO FORWARD CHAIN

## The Property

Upon entering you are greeted by a welcoming entrance hallway with storage and this leads into a stylish light bright and airy open plan kitchen/ diner/ living room which we feel is a particular feature. There are two good size double bedrooms with the master benefiting from an en-suite shower room and a spacious family bathroom completes the accommodation.

Externally there are very well-maintained communal grounds behind an electronically operated gate with an allocated off-road parking space conveyed with the property. One of the standout features is having Branksome Dene Chine Beach a short walk away.

The apartment is situated within the desirable Branksome Park area which is a prime destination and close by you have Westbourne and Canford Cliffs villages with an array of shops, cafes restaurants and boutiques. Bournemouth is a short drive away with its main line London Railway station.

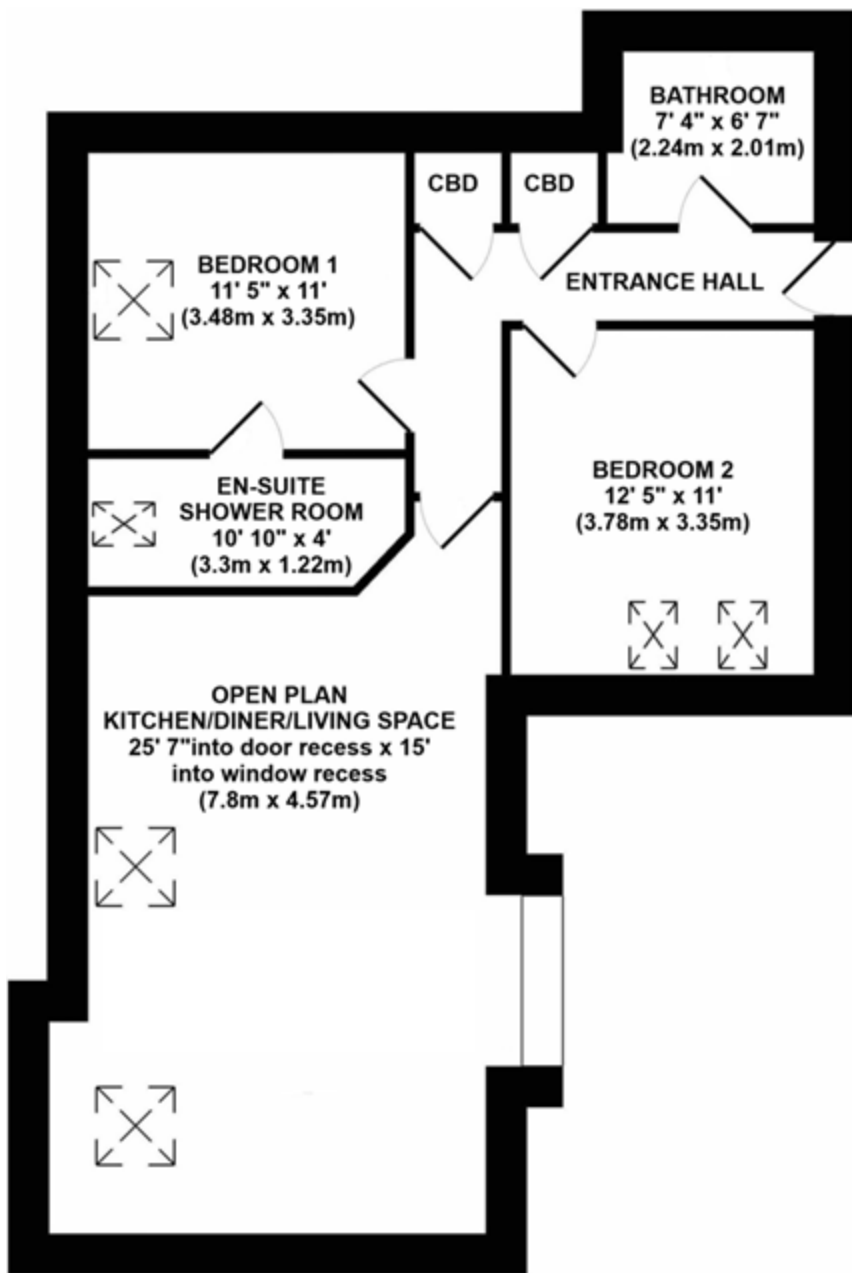
We are informed that there are approximately 115 years remaining on the Lease.

GROUND RENT: Currently £250 p.a.

MAINTENANCE: £1937.47 P.A.

We have been informed sub-letting is permitted.

Pets: TBC



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      | 61        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| <small>WWW.EPC4U.COM</small>                |                         |           |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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