



PINE PARK MANSIONS, WILDERTON ROAD, POOLE, BH13

£265,000 SHARE OF FREEHOLD

A bright and spacious two double bedroom apartment set within this popular purpose built development situated just a short level walk to the shops bars and restaurants in Westbourne whilst also being near to good transport links and the beach. Offered with vacant possession.

Purpose built | Second floor | Two double bedrooms | Large lounge |
Spacious fitted kitchen | Shower room and separate toilet | Sunny balcony
| Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.



DESCRIPTION

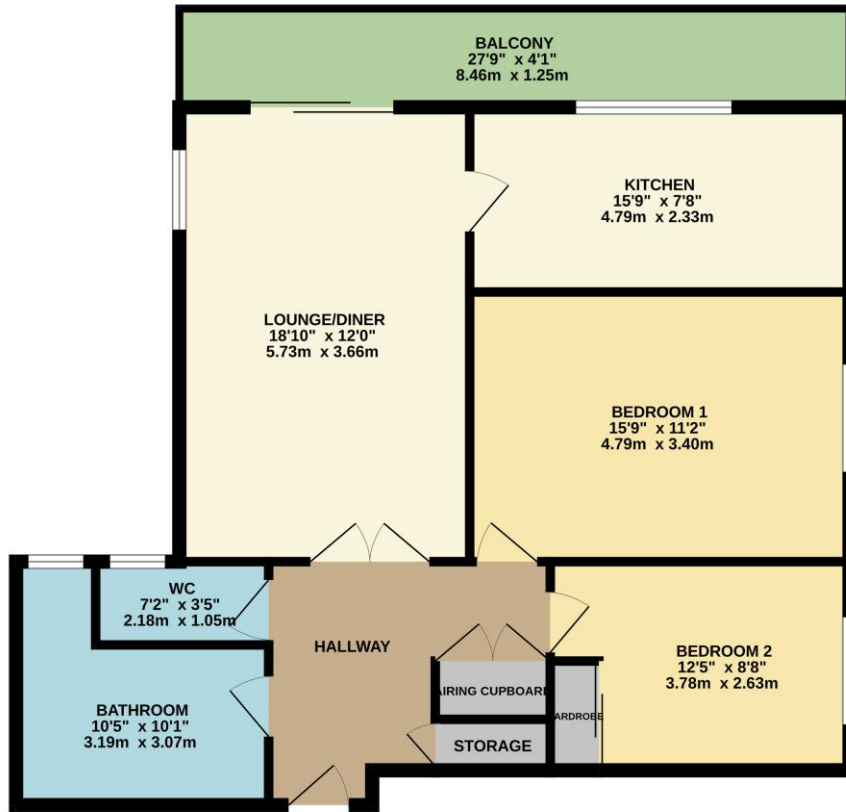
The apartment is situated on the second floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a store cupboard, airing cupboard and doors to principal rooms.

The bright lounge is a particular feature of the property benefiting from ample room for a dining table and enjoying access on to the long balcony via sliding patio doors. The balcony looks out over trees and there is ample space for a table and chairs. The large kitchen is entered from the lounge and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms; the master bedroom benefiting from a full suite of fitted furniture and bedroom two benefiting from built in wardrobes. The bathroom comprises of a suite to include a walk in shower cubicle, wash hand basin, bidet and WC. There is also a further separate WC

A garage is conveyed with the property as well as ample visitor parking.

SECOND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the information contained herein, the information is provided for general information only and does not constitute an offer of any financial product or service. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

COUNCIL TAX BAND: C

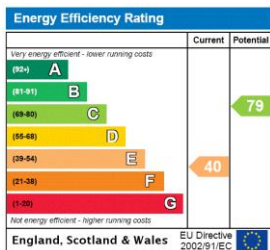
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2200 per annum

AT A GLANCE

- Purpose built
- Second floor
- Two double bedrooms
- Large lounge
- Spacious fitted kitchen
- Shower room and separate toilet
- Sunny balcony
- Garage



Westbourne | 01202 767633 |

