



POOLE ROAD, BRANKSOME, POOLE, BH12

£192,500 LEASEHOLD

A very spacious two bedroom first floor apartment situated just short level walk from the popular shops bars and restaurants in Westbourne whilst being close to good travel connections and other local amenities. The property is bright and modern throughout and is offered with vacant possession.

First floor | Two double bedrooms | Large lounge diner | Modern kitchen and bathroom | Allocated parking | Character conversion | Central location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

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.



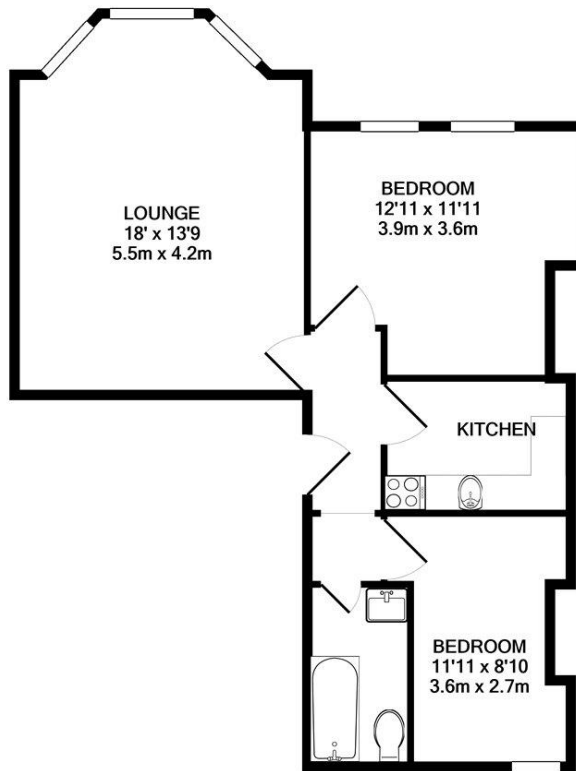
DESCRIPTION

The property is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall.

There is a very spacious and bright south facing lounge which has ample room for dining table and benefits from a bay window to front aspect. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and there is a new wall mounted combination boiler which was fitted in 2020.

There are two double bedrooms with the master being especially good size and both rooms having ample space for freestanding furniture. The bathroom is part tiled and comprises of a suite to include low-level WC, wash hand basin and a square shower bath with wall mounted shower and glass screen.

An allocated parking space is conveyed with the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

COUNCIL TAX BAND: A

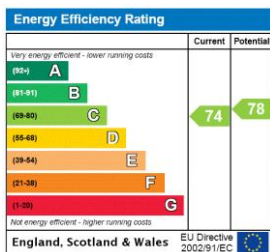
TENURE: Leasehold – 114 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1300 per annum

AT A GLANCE

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- Two double bedrooms
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- Modern kitchen and bathroom
- Allocated parking
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