



## CHARTWELL, THE AVENUE, POOLE, BH13

### **£294,000 SHARE OF FREEHOLD**

An incredibly bright and spacious three bedroom apartment situated on the tree-lined Avenue in Branksome Park which is just a short walk away from the popular shops bars and restaurants in Westbourne. The property requires complete refurbishment to realise it's true potential.

Fifth floor | Three double bedrooms | Large lounge diner | Fitted kitchen | Bathroom & separate WC | South facing balcony | Garage | Close to Westbourne

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

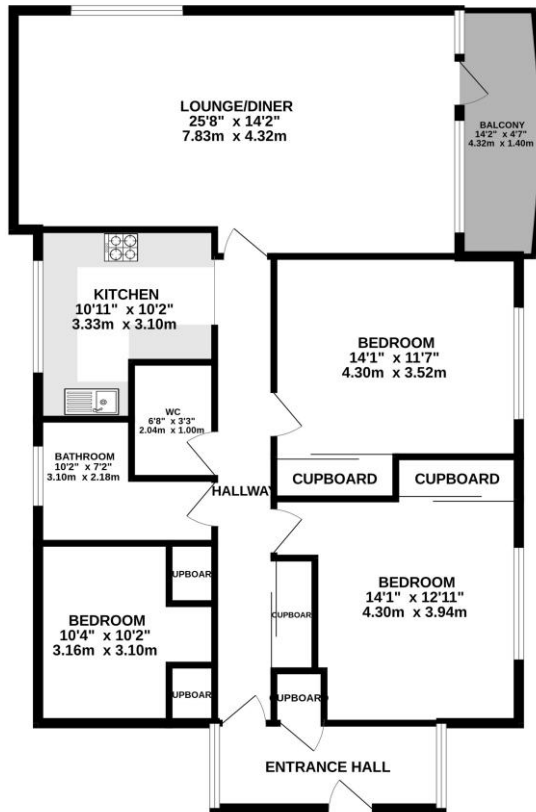
The apartment is situated on the fifth floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into an entrance lobby which houses large storage cupboard with additional space. A second front door leads into the entrance hallway which runs the length of the property, houses a large storage cupboard, the airing cupboard and doors to principal rooms.

There is an incredibly spacious lounge with dual aspect windows, ample room for a dining table and access on to the private south facing balcony. The kitchen is fitted with the range of base & eye of work units with space and plumbing for domestic appliances and there is a wall mounted valiant boiler.

There are three generous double bedrooms with the added benefit of fitted wardrobes to bedrooms one and two. The bathroom is tiled and comprises of a suite to include a WC, wash hand basin and walk in shower. There is also a separate WC accessed from the hall.

A garage is conveyed with the property.

FIFTH FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The information is provided for general information only and does not constitute an offer of any financial product. It is not intended to be relied upon for any specific purpose. The information is provided for general information only and does not constitute an offer of any financial product. It is not intended to be relied upon for any specific purpose. Made with Metropix, ©2024

*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:** D

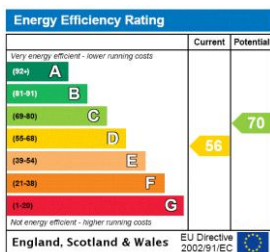
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £2600 per annum

## AT A GLANCE

- Fifth floor
- Three double bedrooms
- Large lounge diner
- Fitted kitchen
- Bathroom & separate WC
- South facing balcony
- Garage
- Close to Westbourne



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