



**GLEN MEWS, POOLE ROAD, BRANKSOME, POOLE, DORSET, BH12**

**£170,000 LEASEHOLD**

A very well presented one bedroom ground floor apartment set within a small character conversion which is situated in a superb position close to local amenities, good transport links and connections whilst also being just a short level walk away from Westbourne. The property offers bright modern accommodation throughout with the added benefit of a garage.

Ground floor | Private entrance | Large lounge diner | One double bedroom | Fitted kitchen | Modern bathroom | Garage | Communal garden

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

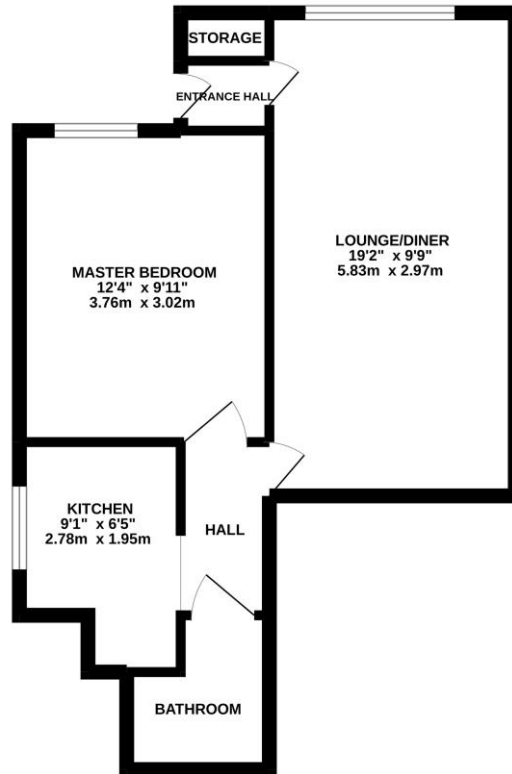
The apartment is accessed via a private entrance towards the rear of the building. This leads through into a entrance hall where there is a large storage cupboard.

The bright lounge diner is a particular feature of the property being especially good size and enjoying a large window to rear aspect and there is ample room for a dining table. The kitchen is fitted with a range of base eye level work units with space and plumbing for domestic appliances.

There is a good size master bedroom with room for freestanding furniture. The bathroom is tiled and benefits from a suite to include WC, wash hand basin and panelled bath with shower above.

A garage, which has power and lighting is conveyed with the property in addition to further resident parking. There is also a large communal garden which is laid to lawn and has rotary washing lines.

GROUND FLOOR  
431 sq.ft. (40.1 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.*

While every effort has been made to ensure the accuracy of the floorplan, the measurements are approximate and no responsibility is taken for any errors. The floorplan is intended as a guide only and does not constitute an offer. The actual floorplan may vary as to their availability or efficiency can be given. Made with Metropix ©2022

**COUNCIL TAX BAND:** A

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Ground floor
- Private entrance
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- One double bedroom
- Fitted kitchen
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