



SURREY ARCHES, SURREY ROAD, BRANKSOME, POOLE, DORSET, BH12

£169,950 LEASEHOLD

An incredibly unique one bedroom maisonette situated just a short walk away from Coy Pond & Bournemouth Gardens as well as the shops, restaurants and coffee shops at Westbourne village. Located to the rear of this quiet development the property occupies an enviable south facing position and benefits from modern décor. Also nearby are the award winning sandy beaches at Branksome and Alum Chine and Bournemouth Pier. Viewing highly recommended.

One Bedroom Maisonette | Close to Westbourne | Large Living Room |
Allocated Parking | Loft Storage | Quiet Location | Private Entrance |
Walking Distance to Coy Pond | Modern decor Throughout

Westbourne | 01202 767633 |

Winkworth



LOCATION

Situated close to the leisure and shopping facilities of Westbourne and Poole Retail Park, the property is within easy reach of Coy Pond and is only a short walk from Talbot Heath, an area of protected heathland.

A gentle, 20 minute walk following the course of the Bourne Stream through picturesque gardens leads directly to Bournemouth town centre and its many attractions and activities. The pier, sea front and seven miles of award-winning Blue Flag beaches are located just a short distance further.

With excellent road and rail services London is easily accessible within two hours via the M27 and M3 or from nearby Branksome Station on the mainline Weymouth to Waterloo South West train service. There is a convenient local bus service to Bournemouth centre and bus services to Poole and beyond from nearby Westbourne.

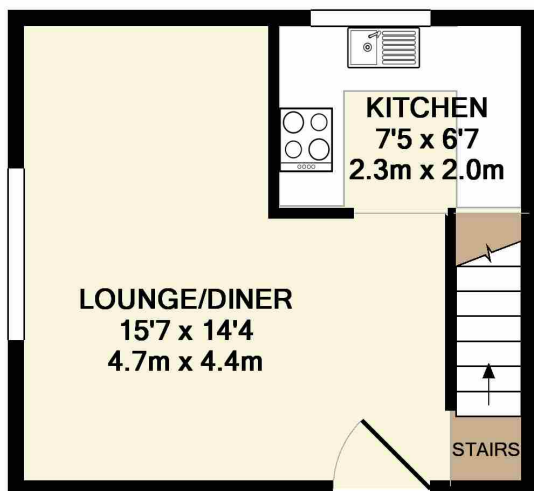


DESCRIPTION

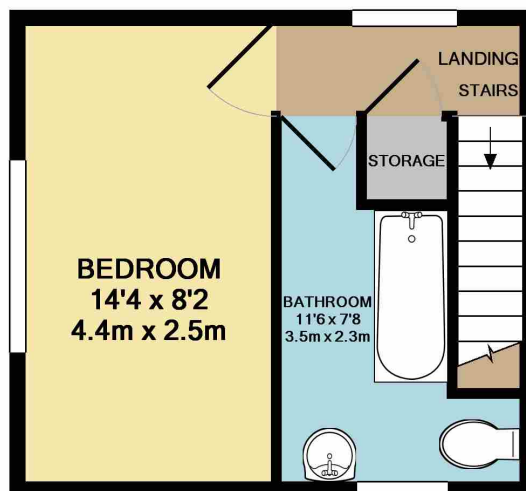
The property is accessed via a private front door located to the rear of Surrey Arches which leads into the open and bright lounge diner. The living room is well presented and benefits from a large UPVC double glazed south facing window providing an abundance of light. Conveniently located next to the kitchen this space has ample room for a dining table as well as sofa suites. The kitchen is well designed to include an integrated Fridge and Box Freezer, Bosch Oven and gas hob. There is a range of base and eye level cupboard and drawer units with adjoining work surface areas, free standing washing machine, side aspect window and Worcester Combi-Boiler.

Stairs lead to the first floor landing which houses a large storage cupboard and doors to the bedroom and bathroom. The double bedroom enjoys views to the rear via a south facing window and is spacious room offering ample space for free standing furniture. The bathroom comprises a bath with shower attachment, wash hand basin and a low level WC and there is also hatch access to loft storage.

Outside, the development is surrounded by well maintained communal gardens and there is an allocated parking space conveyed to the property as well as additional visitor spaces.



GROUND FLOOR



1ST FLOOR

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: C

TENURE: Leasehold

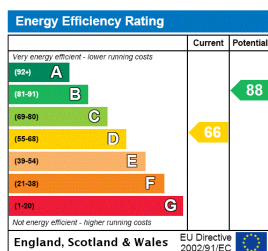
LOCAL AUTHORITY: Poole

SERVICE CHARGE: £1020 PA

GROUND RENT: £200 PA

AT A GLANCE

- One Bedroom Maisonette
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- Large Living Room
- Allocated Parking
- Loft Storage
- Quiet Location
- Private Entrance
- Walking Distance to Coy Pond
- Modern decor Throughout



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