



## HIGH TREES, 2 BEACH ROAD, POOLE, BH13

### **£425,000 SHARE OF FREEHOLD**

A superbly presented two bedroom first floor apartment set in a well managed purpose built development which is situated in an enviable position very close to the beach at Branksome Chine and Canford Cliffs village. The apartment benefits from bright and spacious accommodation throughout with a sunny balcony and is offered with vacant possession.

First floor | Two double bedrooms | Large lounge diner | Fitted kitchen |  
Modern bathroom | 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.





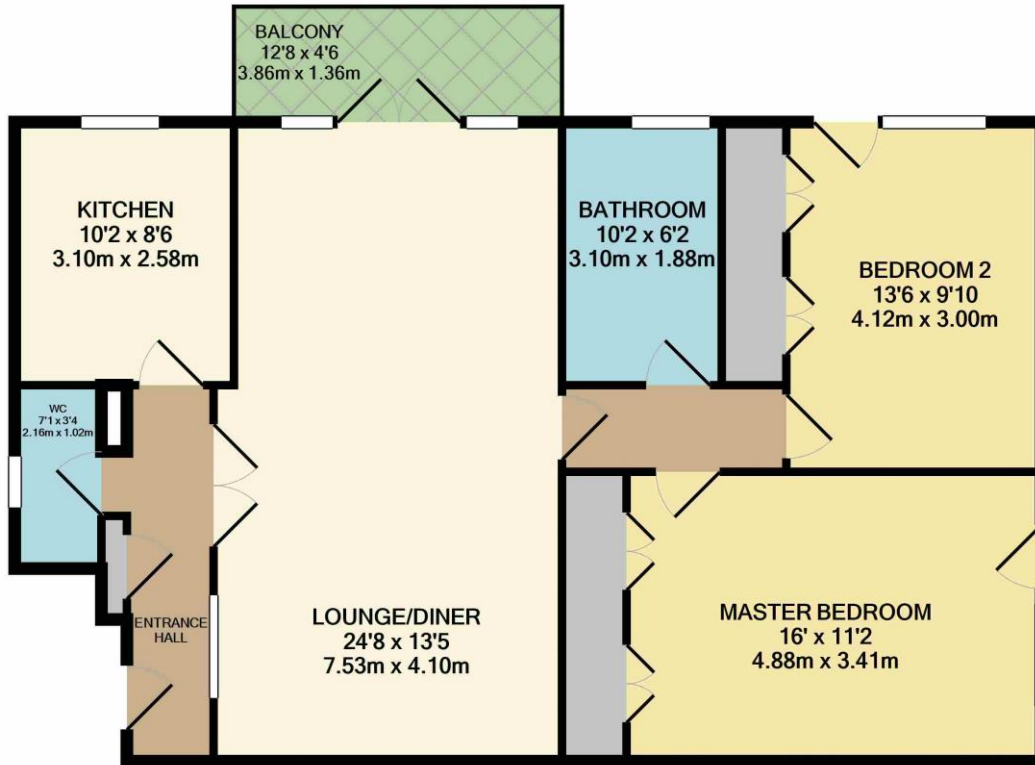
## DESCRIPTION

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

The bright and spacious lounge is a particular feature of the property having ample room for a dining table and access on the sunny balcony through French doors. The kitchen is fitted with a range of basin eye level work units with integrated appliances to include fridge freezer, washing machine and a dishwasher.

There are two good size double bedrooms both with a range of wall-to-wall fitted wardrobes and doors opening on to Juliet balconies. The bathroom is tiled and comprises of a suite to include a WC, wash hand basin inset to a vanity unit, walk-in cubicle shower and a panelled bath.

A garage is conveyed with the property in addition to a storage cage at the bottom of the building.



TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)

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:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1650 per annum

## AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge diner
- Fitted kitchen
- Modern bathroom
- Sunny balcony
- Garage