



ALDER HEIGHTS, BRANKSOME, POOLE, DORSET, BH12

£175,000 LEASEHOLD

An extremely well presented apartment in a modern development in the popular area of Branksome which offers a variety of amenities whilst also being close to Poole and Bournemouth. The superb accommodation inside comprises of two bedrooms, large lounge diner, fitted kitchen and bathroom and allocated parking.

Two bedrooms | Modern bathroom | First floor | Allocated parking |
Modern Kitchen | Spacious lounge diner | Convenient location

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through local protected heath land to an area of Coy Pond. Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which 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 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.

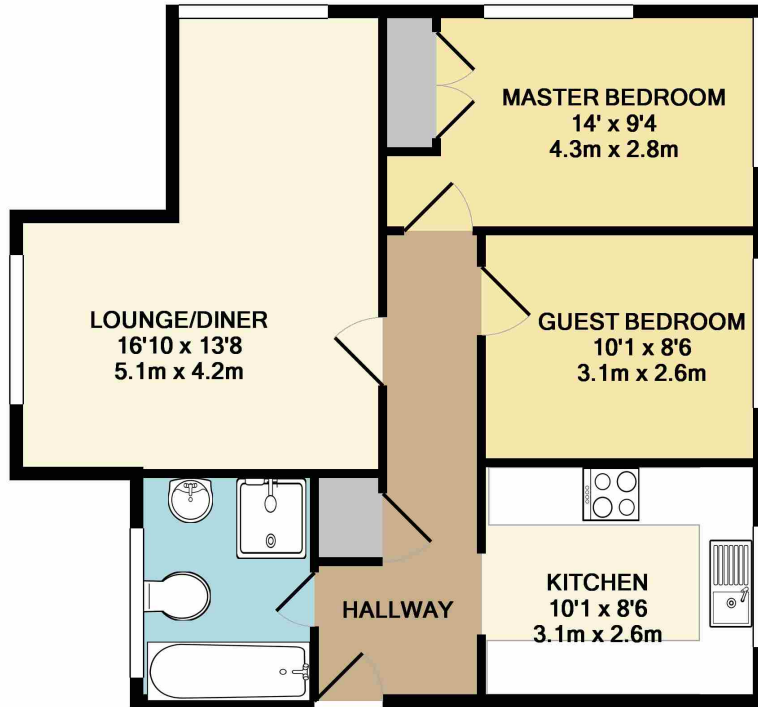


DESCRIPTION

The apartment is 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 hallway which houses a storage cupboard and doors to principal rooms. The large lounge diner is a particular feature of the apartment, enjoying dual aspect double glazed windows and ample space for a dining table and chairs as well as a large sofa suite. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms, both with large double glazed windows with the added benefit of a built in wardrobe to the master bedroom. The bathroom is tiled and comprises of a modern suite to include a panelled bath, WC, wash hand basin and cubicle shower. There is also an allocated parking space conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.2 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: B

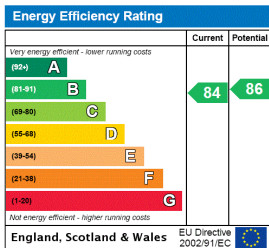
TENURE: Leasehold – 106 Years remaining

LOCAL AUTHORITY: Poole

SERVICE CHARGE: £1400 per annum

AT A GLANCE

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- Modern bathroom
- First floor
- Allocated parking
- Modern Kitchen
- Spacious lounge diner
- Convenient location



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