



WESTERNGATE, THE AVENUE, POOLE, BH13

£335,000 SHARE OF FREEHOLD

This two bedroom ground floor apartment presents brilliantly and occupies a quiet position within this very popular purpose built development. Situated just a short walk from both Westbourne and Bournemouth whilst being close to the beach and good travel connections.

Purpose built | Ground floor | Two double bedrooms | Two reception rooms | Modern kitchen | Contemporary bathroom | Private 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

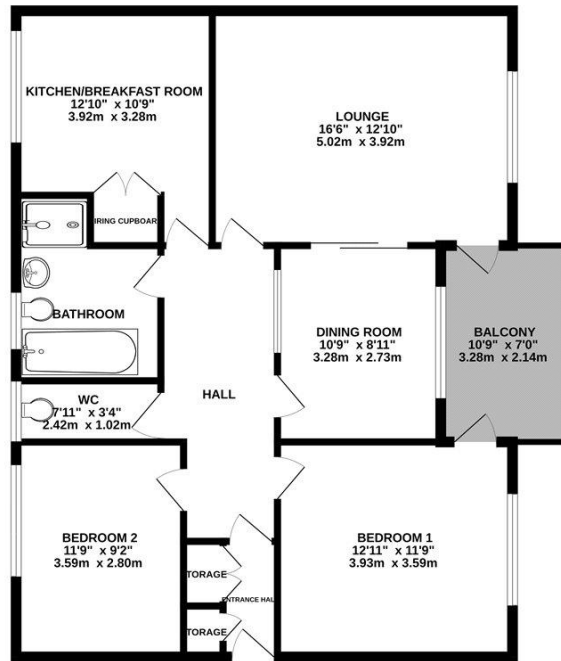
The apartment is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance lobby which houses two large built in storage cupboards. From the lobby a further door leads into the entrance hall.

There is a good size lounge with a large window overlooking the communal gardens and a patio door which leads out the private terrace. The dining room is open to the entrance hall and separated from the lounge by sliding doors. There is ample room for a dining table and views over the terrace. The kitchen is a particular feature of the property. Fitted with a range of contemporary base and eye level work units with integrated appliances and an island.

There are two good size double bedrooms both with space for free standing furniture and the added benefit of access to the terrace from the master bedroom. The bathroom is beautifully finished with a suite comprising of wc, wash hand basin, bath and large walk in shower. There is also a separate wc.

The terrace overlooks the communal gardens and is a very quiet space ideal for outside dining.

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA - 922 sq.ft. (85.6 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, 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 operation or efficiency can be given.
Made with Metshape 12/2024

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

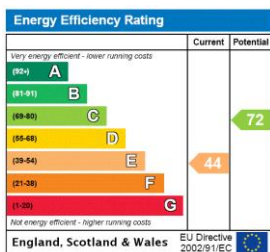
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built
- Ground floor
- Two double bedrooms
- Two reception rooms
- Modern kitchen
- Contemporary bathroom
- Private balcony
- Garage
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