



CONIFERS, THE AVENUE, POOLE, DORSET, BH13

£350,000 LEASEHOLD

An incredibly bright and spacious first floor apartment situated just a short level walk away from the shops, bars and restaurants in Westbourne whilst also being close to good transport links and the beach. The property offers modern well presented accommodation throughout with a large covered balcony and a garage.

First floor | Two double bedrooms | Large lounge | Kitchen diner |
Modern bathroom | Large covered balcony | Garage | Tree views from
every room | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



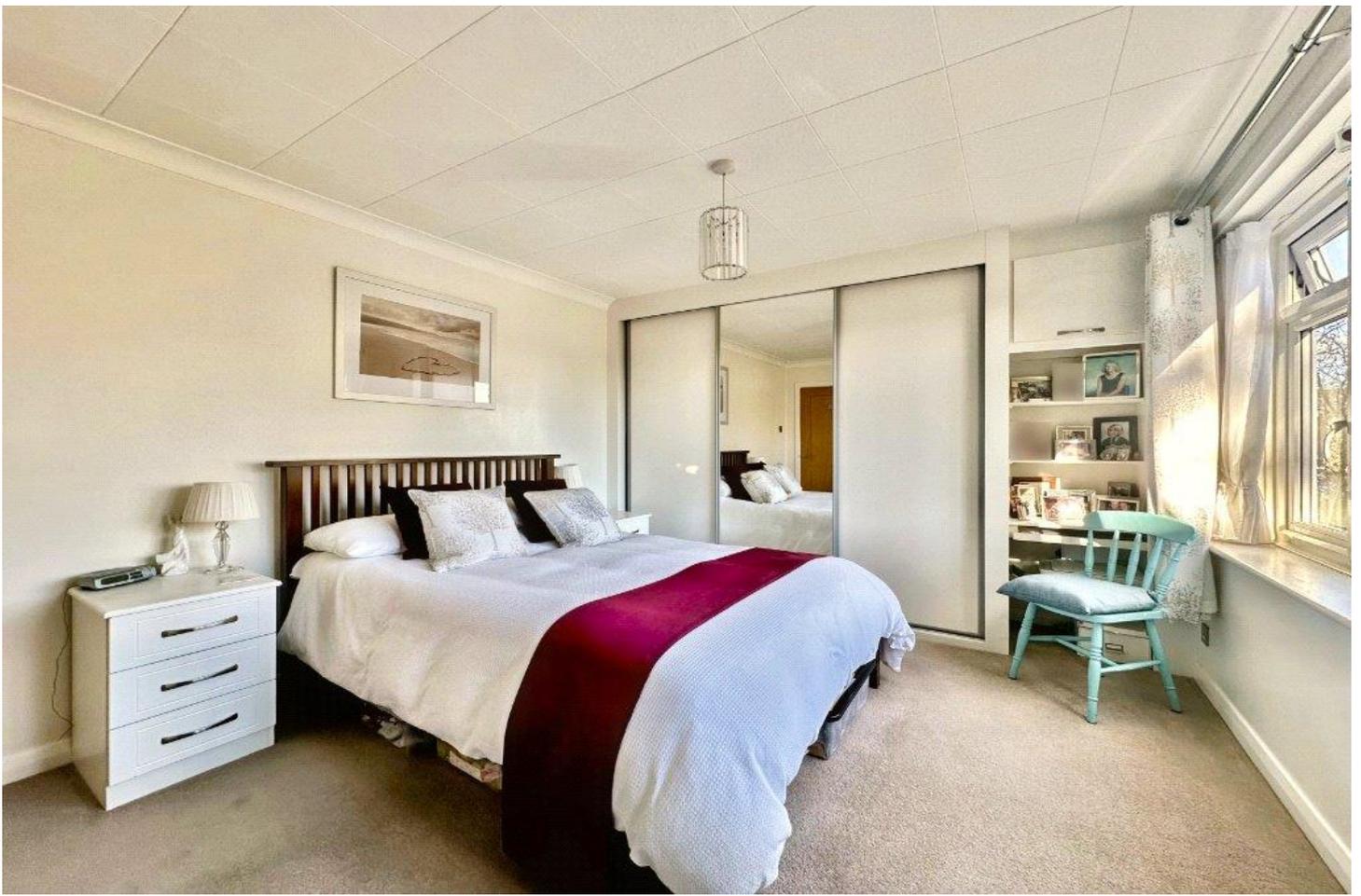
LOCATION

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 Conifers is a low rise development of privately owned apartments situated at the top of the Avenue in Westbourne. Benefiting from landscaped communal gardens with well established trees which this apartment has direct views over.

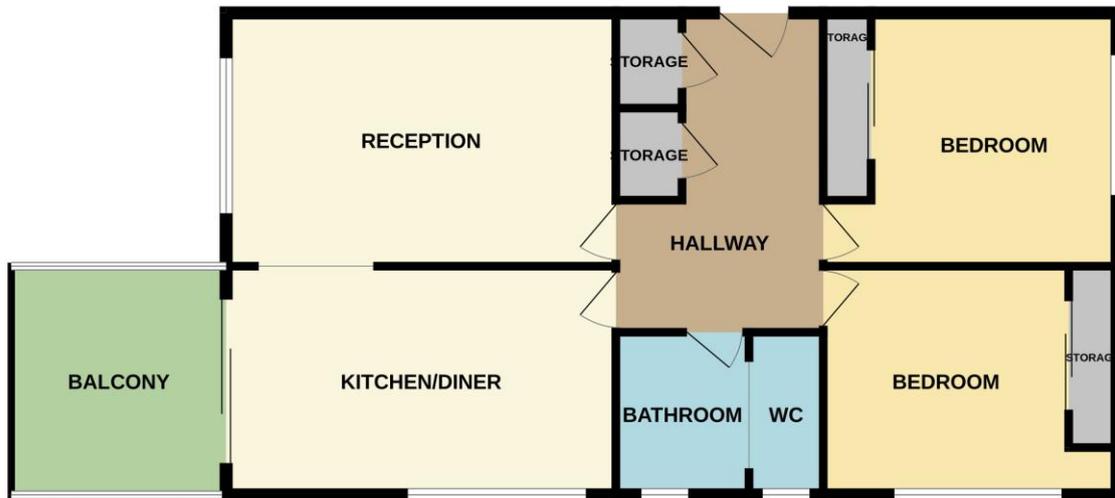
The apartment is situated on the first floor which is accessed via a flight of stairs through well presented communal hallways. The entrance hall houses two storage cupboards and doors to principal rooms.

The lounge is a superb size enjoying floor to ceiling windows which look directly onto the communal gardens. The kitchen is fitted with a range of base and eye level work units with integrated appliances and a dining area which accommodates a large table. The balcony is a particular feature of the property; an especially good size with ample space for a outdoor table and chairs and direct views over the gardens.

There are two double bedrooms both with fitted wardrobes and room for further free standing furniture. The bathroom comprises of a suite to include wc, wash hand basin and large cubicle shower.

A garage is conveyed with the property.

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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 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: D

TENURE: Leasehold 150 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1700 per annum

AT A GLANCE

- First floor
- Two double bedrooms
- Large lounge
- Kitchen diner
- Modern bathroom
- Large covered balcony
- Garage
- Tree views from every room
- Close to Westbourne

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