



## GLENEAGLES, THE AVENUE, POOLE, BH13

### **£300,000 SHARE OF FREEHOLD**

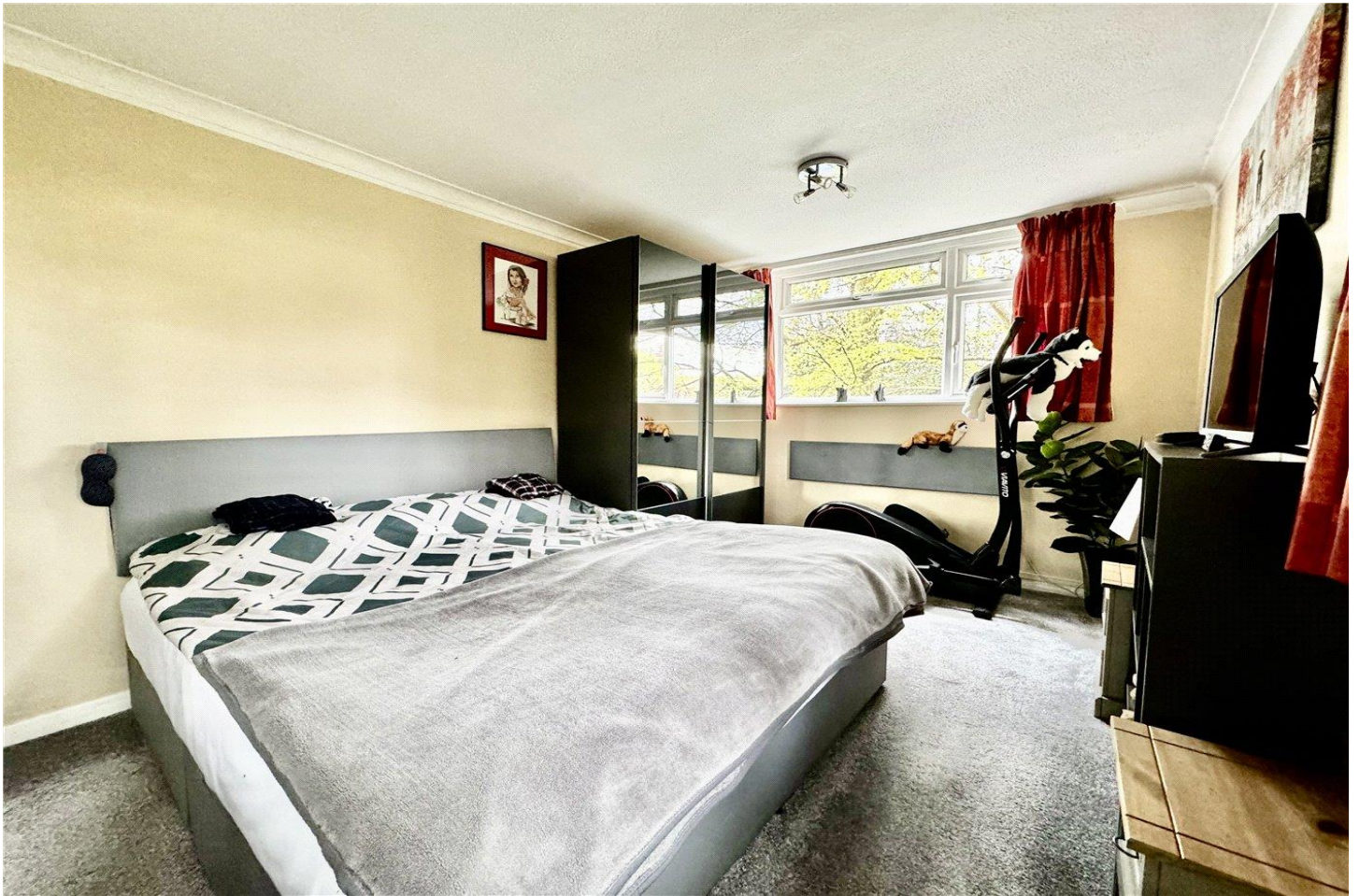
A spacious two double bedroom second floor apartment situated just a short walk away from the award-winning beach at Branksome Chine whilst also being close to the popular shops, bars and restaurants in Westbourne.

Purpose built | Second Floor | Two double bedrooms | Spacious lounge  
diner | Sunny balcony | Garage | Close to the beach

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 property is situated on the second floor and is accessed via a communal entrance with well-presented communal hallways and lift. A private front door leads into the apartment.

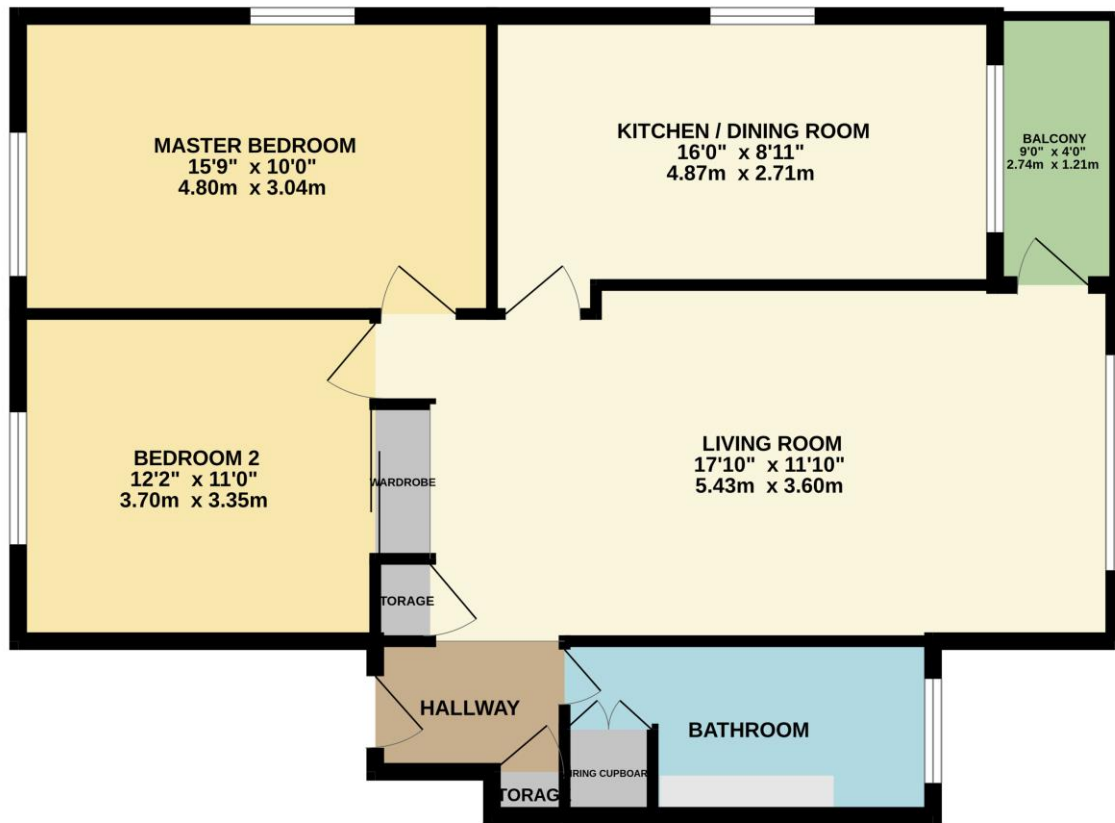
The spacious lounge is a particular feature of the property enjoying views over the communal gardens and trees via a large window with a patio door which leads out onto the private south facing balcony.

The modern kitchen diner is fitted with a range of base and eye level work units with space and plumbing for domestic appliances. There is also ample room for large dining table.

There are two generous double bedrooms; the master has ample space for free standing furniture as required and bedroom two has a fitted wardrobe. The bathroom is tiled and comprises of a contemporary suite including WC, wash hand basin and shower bath with glass screen, and towel rail.

A garage is conveyed with the apartment.

FIRST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



*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*

TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan of doors, windows, rooms and any other items are approximate and no representation or mis-statement. This plan is for illustrative purposes only and prospective purchaser. The services, systems and appliances shown have as to their operability or efficiency can be given.  
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## AT A GLANCE

**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2450 per annum

- Purpose built
- Second Floor
- Two double bedrooms
- Spacious lounge diner
- Sunny balcony
- Garage
- Close to the beach

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