



OAKHURST, THE AVENUE, POOLE, BH13

£110,000 LEASEHOLD

A well presented one bedroom, second floor retirement apartment set within a very popular development in the tree lined Avenue. The shops, bars and restaurants of Westbourne are a short walk away as is the beach. Oakhurst benefits from a house manager amongst many other communal facilities.

Offered with vacant possession.

Retirement apartment | One double bedroom | Lounge diner | Modern kitchen | Well presented bathroom | Beautiful communal grounds | Resident parking | House manager

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.



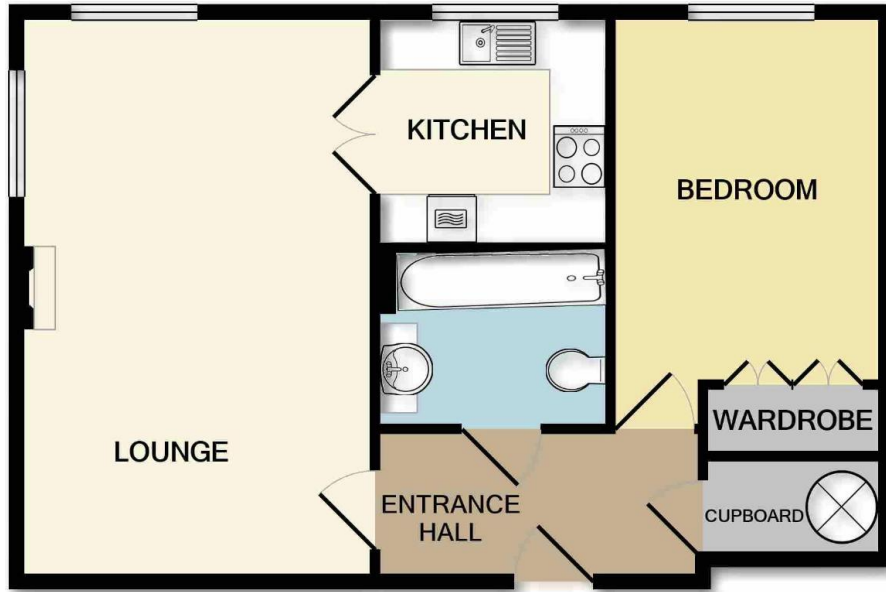
DESCRIPTION

The apartment is situated on the second floor which is accessed via a lift or stairs through well presented hallways. A private front door leads into the entrance hall which houses a very large storage cupboard and doors to principal rooms.

The lounge is a good size with ample room for a dining table and views over the communal grounds. The kitchen is accessed via the lounge and is fitted with a range of base and eye level work units with integrated appliances to include a mid level oven. The kitchen also has a window.

The bedroom is a large double room with a fitted wardrobe and space for further free standing furniture. The bathroom is tiled and comprises of a suite to include WC, wash hand basin and panelled bath.

There are many onsite facilities to include a house manager, communal lounge and laundry room. The communal grounds are a real asset to the development and are landscaped with manicured lawns with several seating areas.



This Floor Plan is for guidance only and is NOT to SCALE © Goadsby
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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 – 106 years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2100 per annum

AT A GLANCE

- Retirement apartment
- One double bedroom
- Lounge diner
- Modern kitchen
- Well presented bathroom
- Beautiful communal grounds
- Resident parking
- House manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	86

England, Scotland & Wales EU Directive 2002/91/EC

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