



LADYWELL, TOWER ROAD, POOLE, BH13

£400,000 SHARE OF FREEHOLD

A spacious two bedroom raised ground floor apartment which is situated in an exceptionally well presented development of privately owned apartments set just a short level walk to the beach whilst also being near to the popular shops bars and restaurants in Westbourne. The property would benefit from internal refurbishment to realise its true potential.

Raised ground floor | Two double bedrooms | Large lounge | Kitchen diner
| Two bathrooms | Balcony | Gated underground parking

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

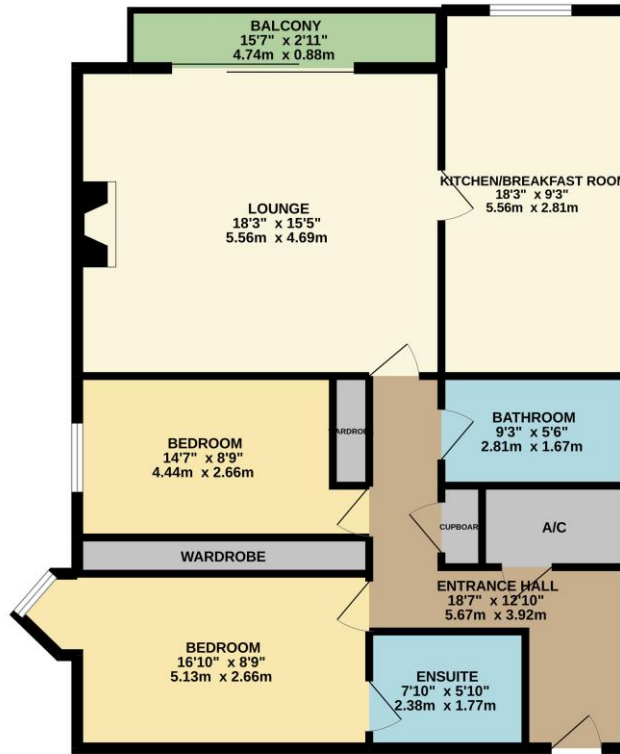
The property is situated on the raised ground floor which is accessed via well maintained communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses the airing cupboard and a store cupboard and doors to principal rooms.

There is a large lounge with ample space for dining table if required and there are sliding patio doors which lead out onto the spacious private balcony. The kitchen diner is a good size room which is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and again room for a dining table.

There are two good sized double bedrooms both with fitted wardrobes and space for further freestanding furniture and the added benefit of an ensuite shower room to the master. There is a tiled family bathroom with suite comprising of a WC, wash hand basin and panelled bath with shower above.

An underground parking space is conveyed with the property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metagis 62022.

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: F

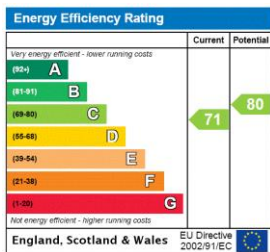
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2500 PER ANNUM

AT A GLANCE

- Raised ground floor
- Two double bedrooms
- Large lounge
- Kitchen diner
- Two bathrooms
- Balcony
- Gated underground parking



Westbourne | 01202 767633 |

