



## CONIFERS, THE AVENUE, POOLE, BH13

### £350,000 LEASEHOLD

A brand newly completely refurbished second floor apartment which has been finished to a very high standard by the current owner. The property offers modern and contemporary accommodation throughout with bright and spacious rooms and a west facing balcony which overlooks manicured communal gardens in this well managed purpose built Branksome Park development just a minutes walk to Westbourne. Offered with vacant possession.

Brand new contemporary kitchen diner | Quality 'Neff' appliances |  
Luxury brand new en-suite bathroom | Contemporary shower room |  
Second floor | Two double bedrooms | Two modern bathrooms | 22"  
westerley aspect lounge | West facing balcony enjoying stunning outlook  
| Fully refurbished to high standard | Garage | Vacant possession

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

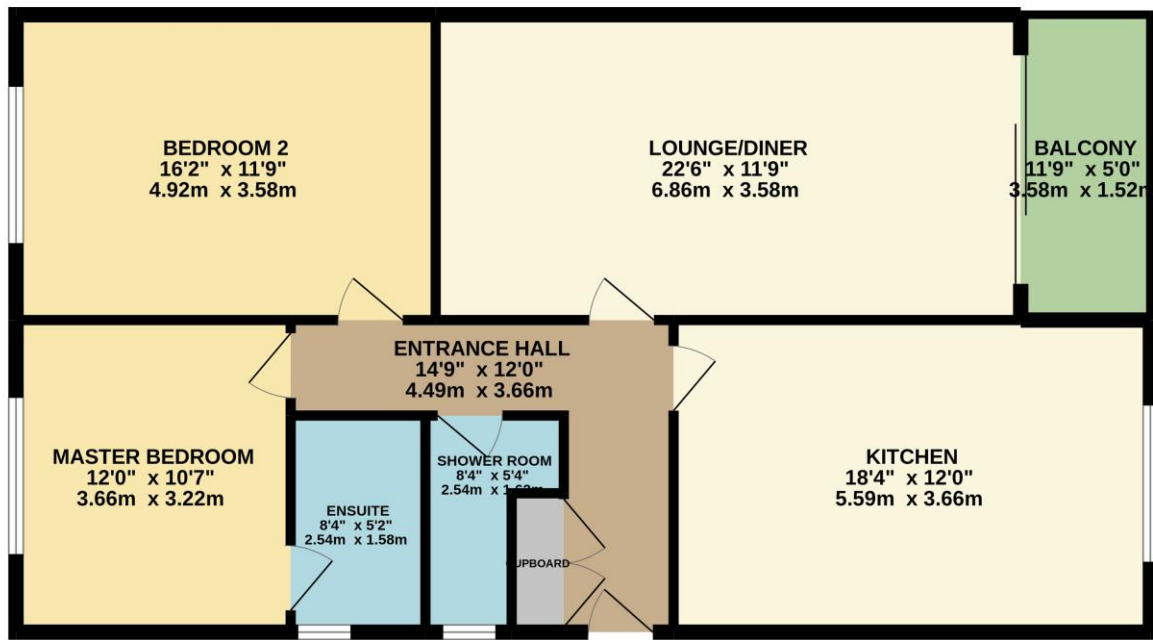
The apartment is situated on the second floor which is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the property and houses a storage cupboard and doors to principal rooms.

The bright lounge is an especially good size with access onto the west facing balcony through sliding patio doors and enjoys views over the well maintained and landscaped communal gardens. The newly fitted kitchen is fitted with a range of contemporary base and eye level cupboard and drawer units with integrated 'Neff' appliances, a breakfast bar area and ample room for a dining table.

There are two generous sized double bedrooms, both with room for freestanding furniture or fitted wardrobes if desired and the added benefit of a full en-suite luxury bathroom to the master bedroom. From the entrance hallway there is a another brand new contemporary high shower room with a high quality suite comprising WC, wash hand basin and cubicle shower.

A garage is conveyed with the property and Westbourne Village is literally a moments walk away through a gate at the side of the development which comes out directly opposite Marks & Spencer food hall..

## SECOND FLOOR



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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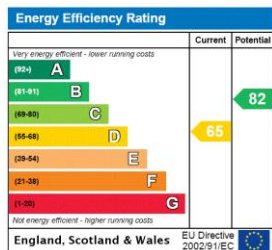
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND: D**

**TENURE:** Leasehold – 151 years remaining

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1525 per annum + £250 ground rent per annum



## AT A GLANCE

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- Luxury brand new en-suite bathroom
- Contemporary shower room
- Second floor
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- Two modern bathrooms
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- Fully refurbished to high standard
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