

LISSENDEN, 1 BURTON ROAD, POOLE, BH13

**£180,000 LEASEHOLD**

A bright one double bedroom second floor apartment situated within a short level walk to Westbourne. The property is sold with a long lease, south facing balcony, garage and would make an ideal investment opportunity.

One Bedroom | Second Floor | South Facing Balcony | Garage | Close to Westbourne | Long Lease | Bright Accommodation

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

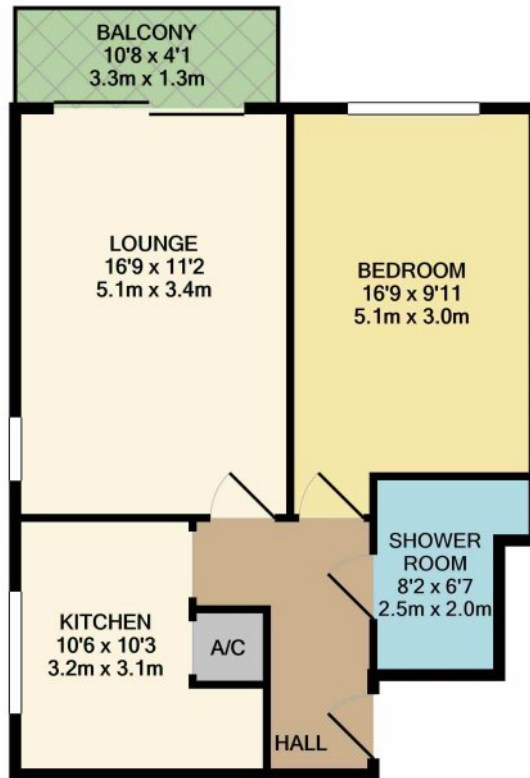
The property is accessed via well presented communal hallways where stairs or the lift provide access to the second floor and the private entrance to the apartment itself. The hallway is bright and includes doors to all principal rooms.

The south facing lounge diner enjoys a dual aspect and has plenty of space for a dining room table and chairs. Sliding patio doors lead onto the sunny balcony with views of the beautifully kept communal gardens.

The kitchen is fitted to include a range of base and eye level work units with space and plumbing for domestic appliances. There is also a useful fitted storage cupboard within the kitchen.

The bedroom is a generous size with ample space for free standing furniture and benefits from sunny views over the rear gardens.

The modern shower room is tiled and comprises a double shower cubicle, wash hand basin and WC.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** C

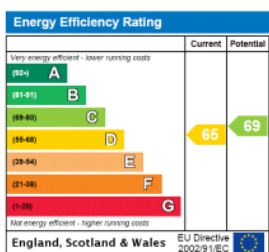
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** TBC

**AT A GLANCE**

- One Bedroom
- Second Floor
- South Facing Balcony
- Garage
- Close to Westbourne
- Long Lease
- Bright Accommodation



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