



RUTLAND MANOR, POOLE ROAD, BRANKSOME, POOLE, DORSET, BH12

£165,000 LEASEHOLD

A spacious two bedroom apartment situated in a convenient position just a short level walk from amenities, good transport links and Westbourne town centre. The property would benefit from some modernisation to realise its full potential. Offered with vacant possession.

Top floor (second) | Two bedrooms | Lounge diner | Separate kitchen |
One bathroom | Balcony | Close to amenities & Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne which offers an excellent range of independent shops, bars, restaurants and coffee shops as well as a Marks & Spencer food store and has regular bus routes to Bournemouth and surrounding areas.

A particular feature of this area is the beautiful Coy Pond Gardens. The pond and it's gardens are a popular destination with local people and is an ideal venue to have a picnic. Coy pond and the gardens together cover a total area of 9 acres leading all the way down to Bournemouth Pier where the award-winning Blue Flag beaches stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

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.



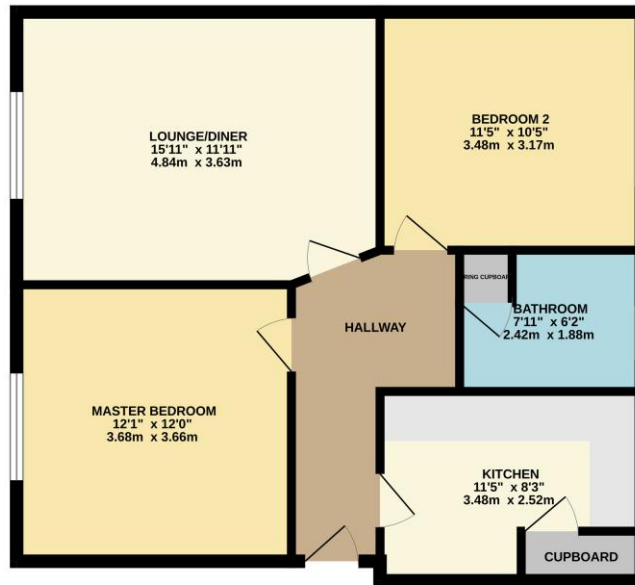
DESCRIPTION

The apartment is situated on the second floor and is accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall where there are doors to principal rooms.

The lounge is a good size with a large window and access onto a private balcony via a patio door. There is also ample space for a dining table. The kitchen is fitted with the range of basin and eye level work units with space and plumbing for domestic appliances and there is also room for a breakfast table.

There are two bright, generous size double bedrooms both of space of freestanding wardrobes. The bathroom is part tiled with suite comprising WC, wash hand basin and panel bath with shower above.

2ND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors or 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

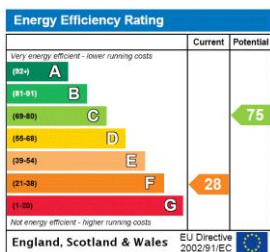
COUNCIL TAX BAND: B

TENURE: Leasehold 144 years remain

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Two bedrooms
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