



FOUNTAIN COURT, THE AVENUE, POOLE, BH13

£400,000 SHARE OF FREEHOLD

A very bright and spacious two double bedroom fourth floor apartment set within a very popular development of privately owned apartments which are conveniently set just a short level walk away from the shops, bars and restaurants in Westbourne whilst also being close to the award winning beach. Offered with vacant possession.

Purpose built | Fourth floor | Two double bedrooms | Two bathrooms | Large lounge diner | Modern fitted kitchen | Sunny balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

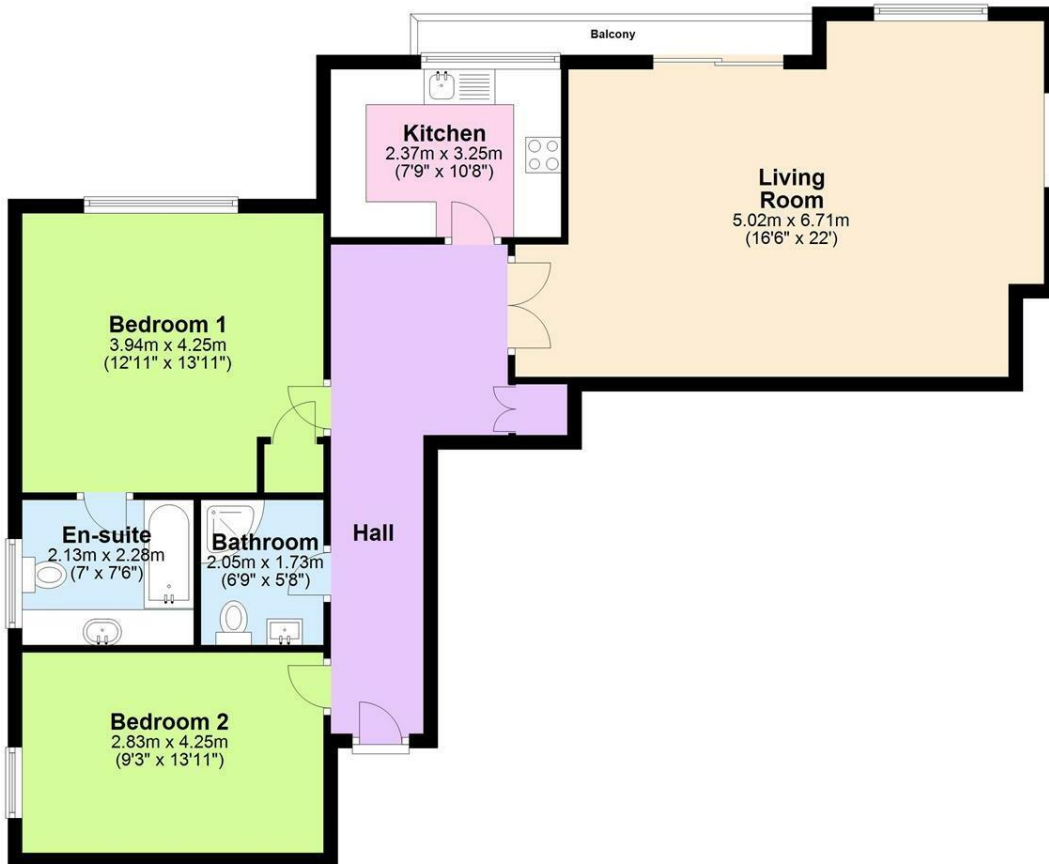
The apartment is situated on the fourth floor, which can be accessed via lift or stairs through presented communal hallways. A private front door leads into the entrance hall, which runs the length of the property houses a large storage cupboard and doors to principal rooms.

The bright & spacious lounge is a particular feature of the property enjoying dual aspect windows and patio doors which lead out onto the balcony and there is ample room for a dining table. The modern fitted kitchen benefits from a range of base & eye level work units with integrated appliances.

There are two spacious double bedrooms with the added benefit of fitted wardrobes and an ensuite bathroom to the master. There is a shower room accessed from the hall with suite comprising of WC, wash hand basin and corner shower cubicle.

The garage is convey with the property.

Fourth Floor
Approx. 92.5 sq. metres (996.2 sq. feet)



Total area: approx. 92.5 sq. metres (996.2 sq. feet)

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

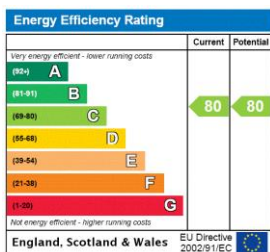
COUNCIL TAX BAND: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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