



AVENUE COURT, THE AVENUE, POOLE, DORSET, BH13

£295,000 SHARE OF FREEHOLD

This second floor apartment is situated in a very popular development situated on the tree lined Avenue in Branksome Park. The shops, bars and restaurants of Westbourne are a short level walk away and the beach is also nearby. The property requires refurbishment to realise its true potential but offers bright and very spacious living accommodation with a balcony and garage.

Second floor | Two double bedrooms | Two reception rooms | Two bathrooms | Fitted kitchen | Balcony | Garage

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 second floor, which can be accessed via stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the property, houses several storage cupboards and doors to principal rooms.

A particular feature of the property is the bright lounge, which has a large window overlooking the communal gardens. The dining room is open plan to the lounge and there is ample space for sizable table and access through sliding patio doors onto the private balcony. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms, both with a range of fitted wardrobes and space for further freestanding furniture. There are two tiled bathrooms with suites comprising of WC, wash hand basin and panel bath. There is also a utility room adjoining one of the bathrooms.

A garage is conveyed with the property.

SECOND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

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. This service, 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: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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