



The Avenue, Dorset, BH13

£260,000 *Share of Freehold*

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Priced for a quick sale.

Winkworth are pleased to offer for sale this well presented three bedroom first floor apartment situated in the heart of Branksome Park which offers short walks to the award winning local beaches as well as being close to the leisure and shopping facilities of Westbourne and Canford Cliffs.

KEY FEATURES

- First floor
- Three double bedrooms
- Bath & shower room
- Large lounge diner
- Fully fitted kitchen
- Sunny balcony
- Garage



Westbourne

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DESCRIPTION

A bright and spacious first floor flat in the desirable location of Branksome Park.

Boasting three good size bedrooms, very spacious lounge diner, a fitted kitchen, and two contemporary bathrooms, this property offers stylish and comfortable living space. Enjoy the convenience of a sunny balcony and a garage for parking.

Located just 0.6 miles from Westbourne centre, where you'll find a variety of shops, bars, and restaurants, as well as being near to the beach and good transport links.





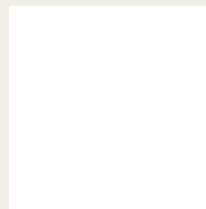
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250297>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

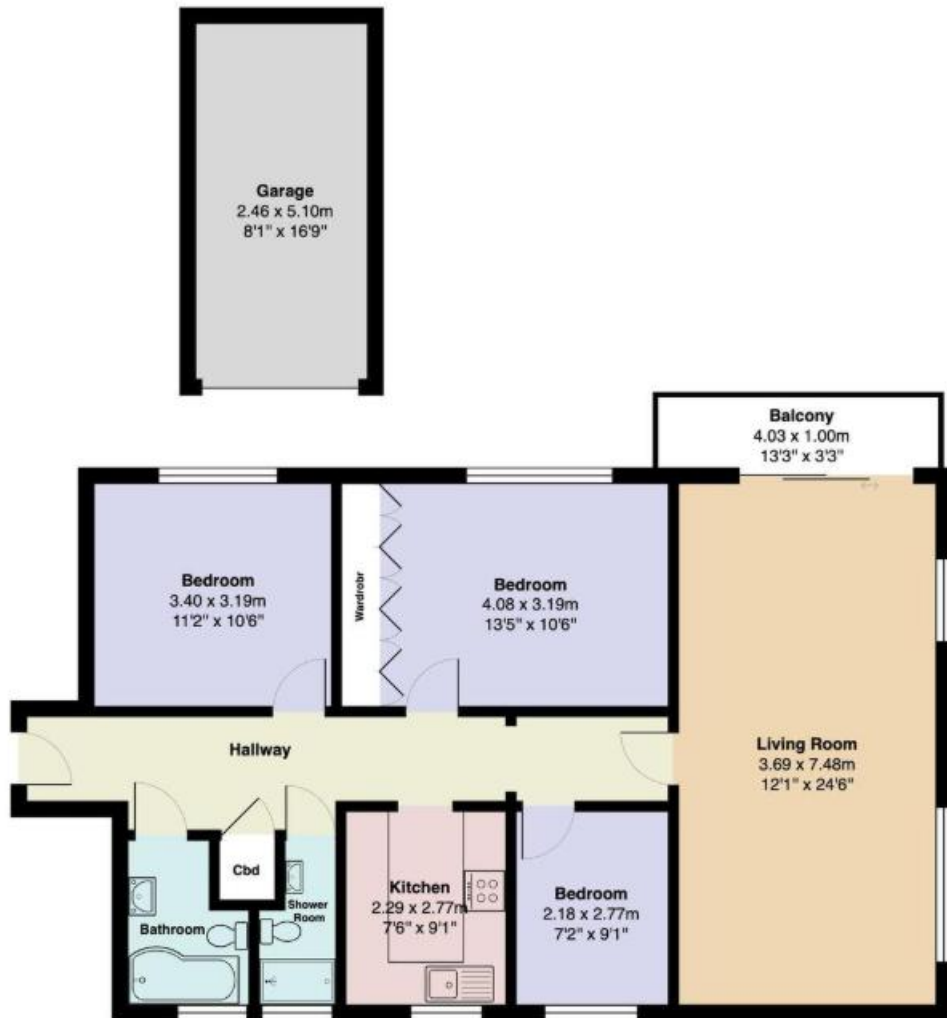
Term: 974 year and 11 months

Service Charge: £3660 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C



Total Area: 90.3 m² ... 972 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only

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