



The Avenue, Dorset, BH13

£250,000 *Share of Freehold*



A well-presented two-bedroom ground floor apartment situated in the popular, tree lined Avenue in Branksome Park. Set a short level walk away from the shops, bars and restaurants in Westbourne and close to good transport links.

KEY FEATURES

- Ground floor
- Two generous double bedrooms
- Large lounge diner
- Contemporary kitchen and bathroom
- Sunny terrace
- Garage
- Good storage throughout



Westbourne

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DESCRIPTION

Presenting a superb ground floor flat in the desirable location of Branksome Park. This property boasts two generous double bedrooms, a large lounge diner, a contemporary kitchen and bathroom, and a sunny terrace perfect for enjoying tree top views. With good storage throughout, including a garage for parking, this purpose-built flat offers 918 sqft of living space.

Situated just a short level walk to Westbourne, residents will benefit from easy access to a range of amenities and transport links. The beach is only 0.5 miles away, offering a fantastic coastal retreat.





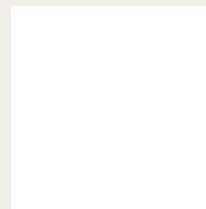
LOCATION

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/WBN260298>

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: 987 Years

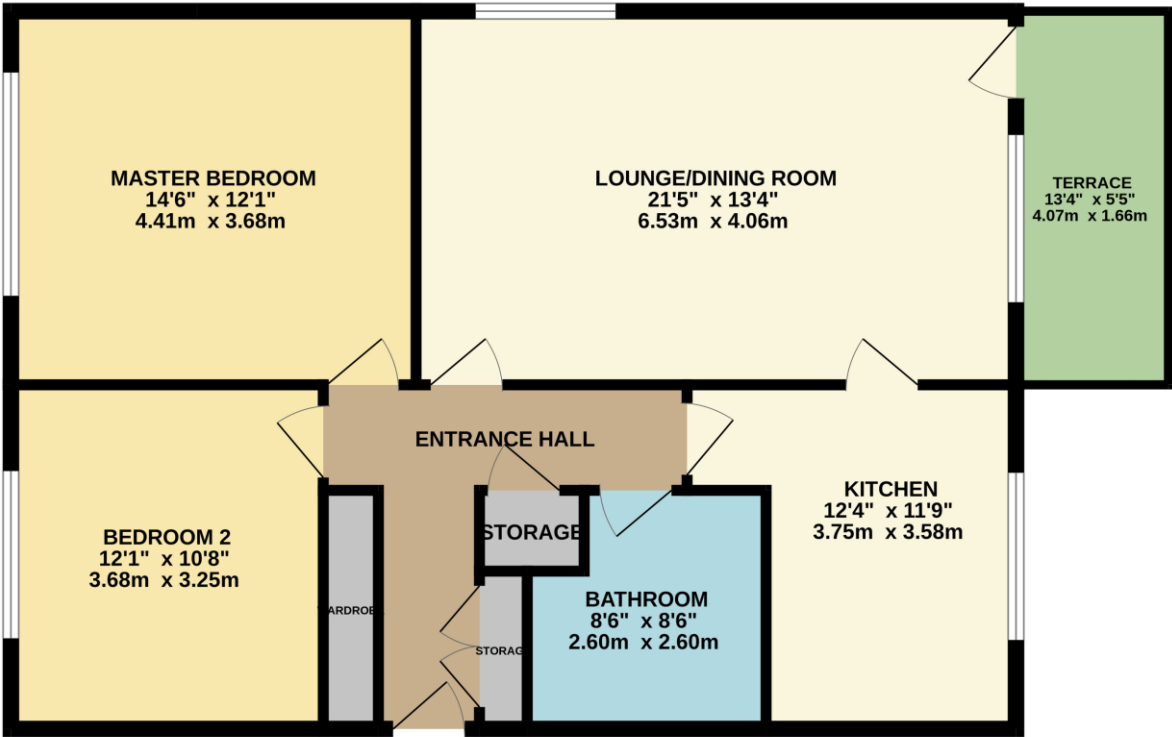
Service Charge: £4000 per annum

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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. 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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