



OAKHURST, 14 THE AVENUE, POOLE, BH13

£170,000 LEASEHOLD

An immaculately presented one bedroom ground floor apartment situated in an age exclusive development in the heart of Branksome Park. The popular shops, bars and restaurants of Westbourne are just a short walk away and the property itself backs directly onto the immaculately presented communal gardens.

Age exclusive development | Ground floor | One double bedroom |
Lounge diner | Modern shower room | Views over the garden | On site
house manager | Communal lounge and laundry

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park 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.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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.



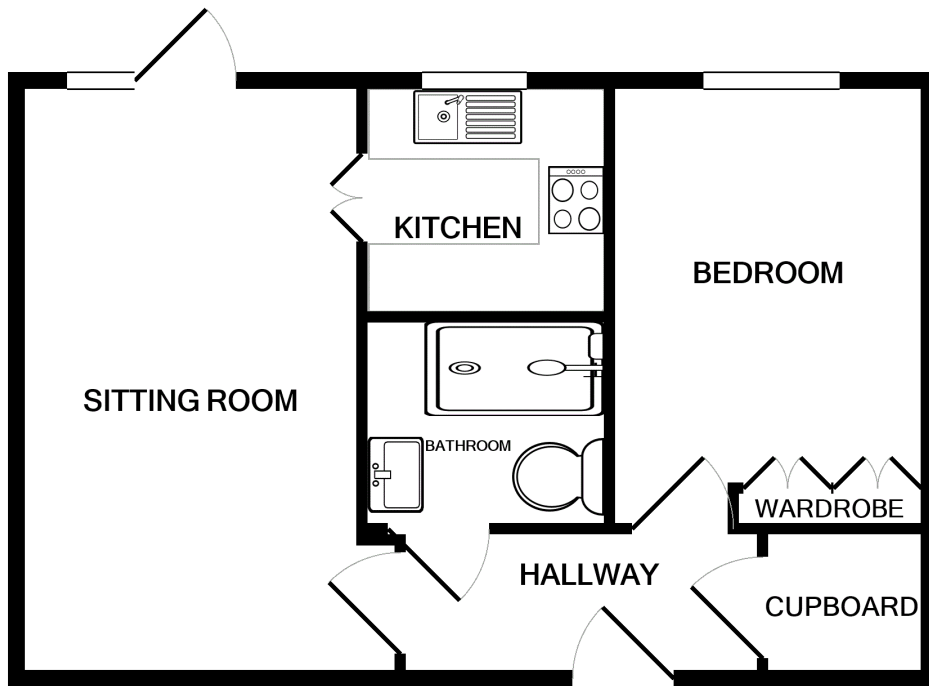
DESCRIPTION

The property is situated on the ground floor and is accessed via secure communal entrance with well presented communal hallways. A private front door leads into the entrance hall which houses a large storage cupboard and doors to principal rooms.

The lounge diner is a particular feature of the property enjoying views and having access directly onto immaculately presented communal gardens. There is also ample room for dining table. The kitchen is accessed by the lounge and benefits of a range of base and eye level work units with integrated appliances.

The bedroom is a good size with a range of fitted wardrobes and a window which again overlooks the communal gardens. There is a tiled shower room with suite comprising of a low-level WC, wash hand basin and walk-in double size cubicle shower.

Oakhurst benefits from a communal lounge for the residents use, a communal laundry with top of the range washing machines and tumble dryers. There is also an on site building manager.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

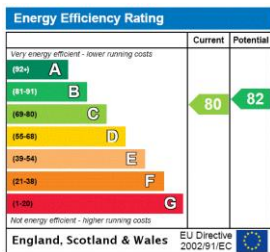
COUNCIL TAX BAND: D

TENURE: Leasehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Ground floor
- One double bedroom
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- Modern shower room
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