



CAMELOT, SURREY ROAD, POOLE, DORSET, BH12

£180,000 LEASEHOLD

A very spacious one double bedroom first floor apartment situated in a small purpose built development which backs directly onto the Coy Pond Gardens. The property is in good order throughout and is offered with vacant possession.

Purpose built | First floor | One double bedroom | Large lounge diner |
Modern fitted kitchen & bathroom | Garage & further parking | Close to
Westbourne | Direct access to the Coy Pond Gardens

Westbourne | 01202 767633 |

Winkworth



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 postcode on www.checker.ofcom.org.uk



DESCRIPTION

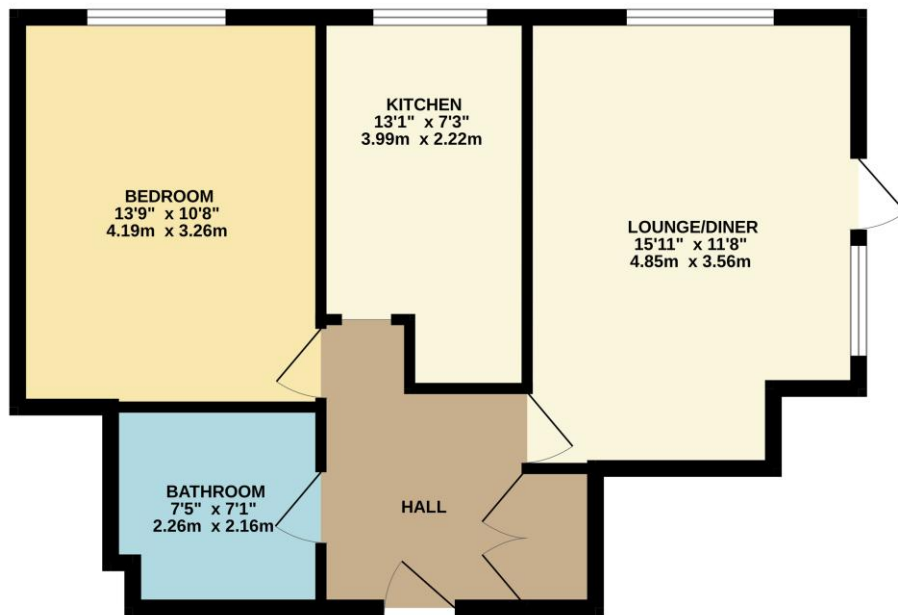
Located in the sought-after area of Branksome, Poole, this purpose-built first floor flat offers comfortable living in a convenient location.

The property features a spacious lounge diner, a modern fitted kitchen and bathroom, and a generous double bedroom. With the added benefit of a garage and further parking, convenience is key.

Set in a peaceful residential area, this flat boasts direct and private access to the picturesque Coy Pond Gardens which lead all the way to Bournemouth town centre. Additionally, you'll find yourself just a short distance away from the vibrant village of Westbourne, offering a range of shops, cafes, and restaurants.

With good transport links nearby and a size of 557 square feet

FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 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. 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: B

TENURE: Leasehold 145 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2600 per annum

AT A GLANCE

- Purpose built
- First floor
- One double bedroom
- Large lounge diner
- Modern fitted kitchen & bathroom
- Garage & further parking
- Close to Westbourne
- Direct access to the Coy Pond Gardens

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		

72 C

85 B

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