



## GLENEAGLES, THE AVENUE, POOLE, DORSET, BH13

### **£280,000 SHARE OF FREEHOLD**

A very bright two bedroom third floor apartment situated in an enviable position just a short walk away from the beach at Branksome Chine whilst also being near to Westbourne & Canford Cliffs. The property views well and is offered with vacant possession.

Third floor | Two double bedrooms | Large lounge | Kitchen diner | Sunny balcony | Garage

Westbourne | 01202 767633 |

**Winkworth**





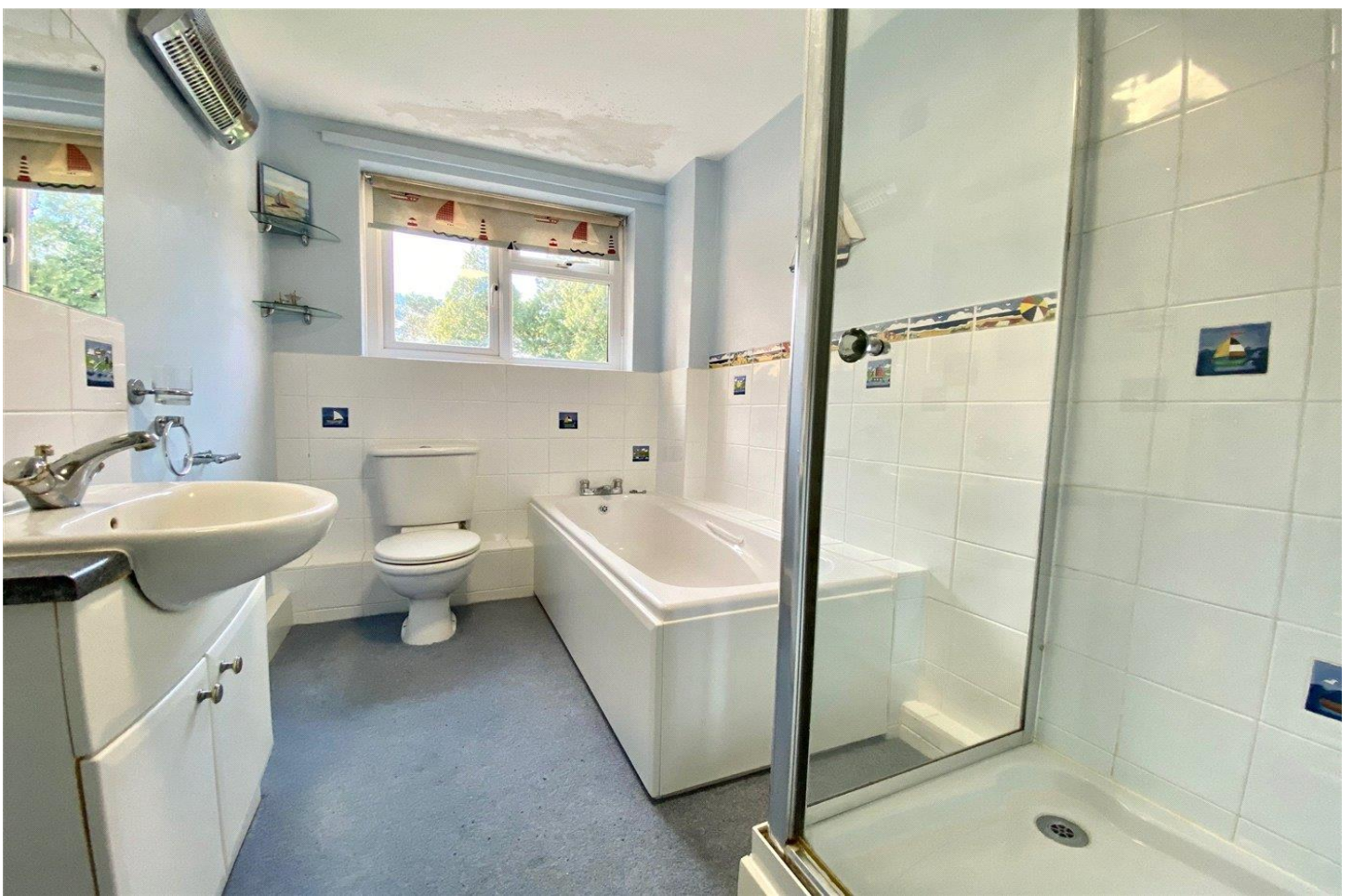
## LOCATION

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 apartment is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a large lounge with a picture window enjoying views over the communal gardens and established trees. A patio door from the lounge leads out onto the private balcony. The kitchen diner is arranged very well with base and eye level units with space and plumbing for domestic appliances at one end of the room with a dining area and double doors leading to the balcony at the other end of the room.

There are two good size double bedrooms both with space for free standing furniture and the added benefit of dual aspect windows to the master which make it a very bright room.

The family bathroom is part tiled with a suite comprising of a wc, wash hand basin, panelled bath and a cubicle shower.

A garage is conveyed with the property.

THIRD FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



*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*

TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 prospective purchaser. The services, systems and appliances shown have no guarantee as to their operability or efficiency can be given.  
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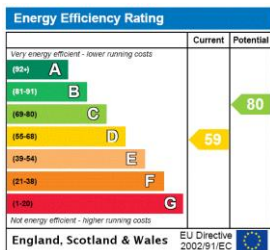
**COUNCIL TAX BAND: C**

**AT A GLANCE**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

- Third floor
- Two double bedrooms
- Large lounge
- Kitchen diner
- Sunny balcony
- Garage



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