



**MELLWOOD, TOWER ROAD, POOLE, BH13**

**£295,000 LEASEHOLD**

This very spacious first floor apartment is set within a small purpose-built development in Branksome Park. Whilst the property does require refurbishment throughout it offers enormous amounts of scope and potential. Situated close to the beach and just a short walk away from Westbourne which offers a variety of leisure and shopping facilities. Vacant possession.

Purpose built | First floor with lift | Two double bedrooms | Two reception rooms | Bathroom & separate WC | 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 first floor which is accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall, which runs the length of the apartment and houses two storage cupboards and doors to principal rooms.

There is a good size lounge with views across the rear communal gardens through large windows. The kitchen is fitted with range of base & eye level work units with space and plumbing for domestic appliances and in the dining area there is ample room for a sizable table. The sunny private balcony is accessed via the kitchen diner.

There are two good size double bedrooms, both benefitting from dual aspect windows and fitted wardrobes and room for further freestanding furniture. The family bathroom comprises of a suite to include WC wash hand basin and panel bath with shower above, there is also a separate WC.

A garage is conveyed with the property.

**BALCONY**

**MASTER BEDROOM**  
13'2" x 12'11"  
4.02m x 3.94m

**BEDROOM**  
11'0" x 9'4"  
3.35m x 2.84m

**KITCHEN/DINER**  
18'2" x 12'7"  
5.53m x 3.84m

**BATHROOM**  
9'6" x 8'5"  
2.89m x 2.56m

**WC**  
6'3" x 6'3"  
1.90m x 1.90m

**LIVING ROOM**  
22'4" x 17'3"  
6.80m x 5.25m

**HALLWAY**

**DISCO/ENTRANCE HALL**

**WIRING CLOSET**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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.