



## AIRTHREY COURT, WILDERTON ROAD, POOLE, BH13

### **£500,000 SHARE OF FREEHOLD**

An exceptionally spacious three double bedroom ground floor apartment situated within a desirable road of Branksome Park. The property requires modernisation throughout but offers huge potential. Westbourne village and the local shops are a short level walk away. Further benefits include a private terrace, ample storage, vacant possession as well as an allocated garage.

Three Double Bedrooms | Ground Floor | Requires Modernisation | Two Bathrooms | Sought After Location | Private Terrace | Vacant Possession | 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

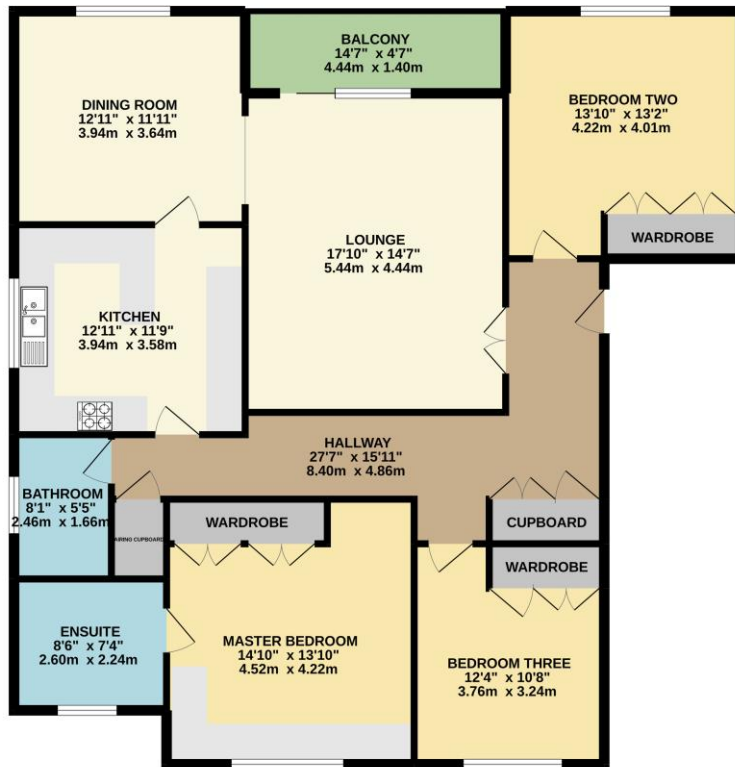
The property is accessed via an exceptionally well presented communal hallway which leads through to the private entrance of the property itself. The entrance hall of the apartment is large with two cupboards (one being an airing cupboard) and doors to principal rooms.

The sitting room is a generous size with access onto the balcony and enjoys views of the exceptionally well manicured communal gardens. The dining room is open to the living room with ample room for a sizable table and chairs. The kitchen can be accessed from both the hallway and the dining room and includes a range of base and eye level work units with space and plumbing for domestic appliances as well as a breakfast bar.

There are three large double bedrooms all with fitted wardrobes. The master bedroom has the added benefit on an en suite bathroom comprising bath, cubicle shower, WC and wash hand basin. The main bathroom is tiled again including a bath/shower, WC and wash hand basin.

Outside an allocated garage is conveyed with the property as well as ample visitor parking on a first come first serve basis.

GROUND FLOOR  
1404 sq.ft. (130.4 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.4 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: E**

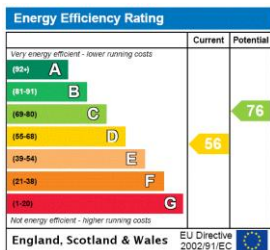
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3950 per annum

**AT A GLANCE**

- Three Double Bedrooms
- Ground Floor
- Requires Modernisation
- Two Bathrooms
- Sought After Location
- Private Terrace
- Vacant Possession
- Garage



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