



WESTERHAM, 12 THE AVENUE, POOLE, DORSET, BH13

£350,000 SHARE OF FREEHOLD

An incredibly bright and spacious south facing two bedroom ground floor apartment which enjoys direct access onto manicured communal gardens in a well maintained purpose-built development set just a short level walk away from the popular shops bars and restaurants in Westbourne. The beach is also nearby.

Ground floor | Two double bedrooms | Large lounge | Separate dining room | Modern kitchen | Two bathrooms | South facing balcony | Garage | Vacant possession

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.



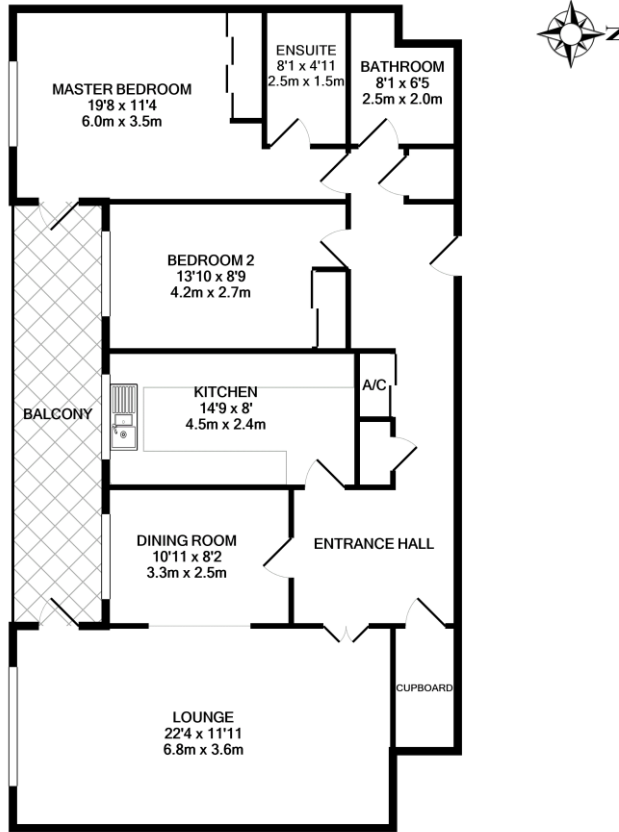
DESCRIPTION

The property is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall which houses three large storage cupboards (one of which is large enough to be used as a study space), and airing cupboard and doors to principal rooms.

There is a generous lounge with large south facing windows which overlook the communal gardens and access onto the good size south facing balcony through a patio door. There is a dining room which can be accessed via an arch in the lounge or via a door in the hallway with ample room for a good size table. The modern kitchen is fitted with a range of base and eye level work units with integrated appliances and lots of worktop space.

There are two generous double bedrooms both with fitted wardrobes and the same south facing windows looking directly onto the communal gardens. The master bedroom has the added benefit of a modern ensuite comprising of WC, wash hand basin inset into a vanity unit and a double size cubicle shower. The family bathroom is part tiled to visible areas with suite comprising WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property



TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 SQ.M.)

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

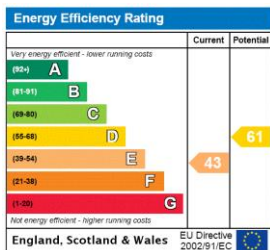
COUNCIL TAX BAND: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge
- Separate dining room
- Modern kitchen
- Two bathrooms
- South facing balcony
- Garage
- Vacant possession



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