



**THE AVENUE, POOLE, BH13**

**£699,000 SHARE OF FREEHOLD**

Winkworth are delighted to present this luxury two-bedroom apartment located just a stone's throw from Branksome Chine and its golden beaches. Viewing is highly recommended to appreciate the high specification of the block.

Luxury Apartment | High Specification | Modern Fitted Kitchen | Two double Bedrooms | Two contemporary Bathrooms | Balcony | Allocated Underground Parking

Westbourne | 01202 767633 |

**Winkworth**

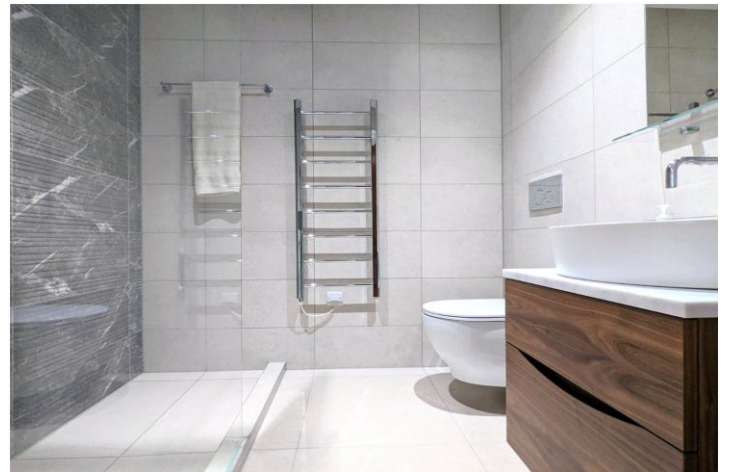
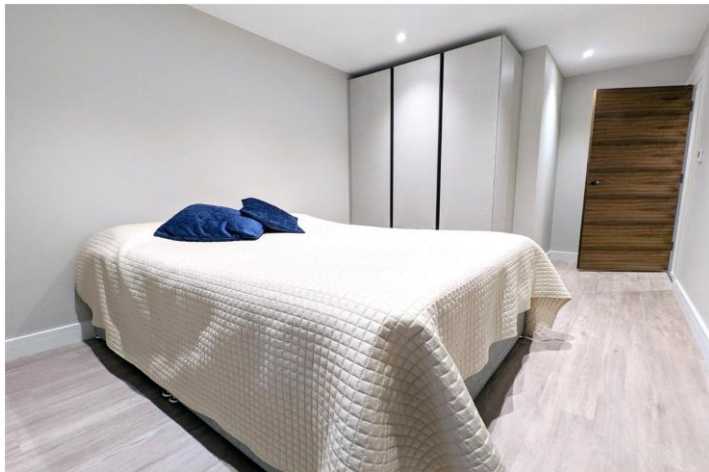


## LOCATION

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.



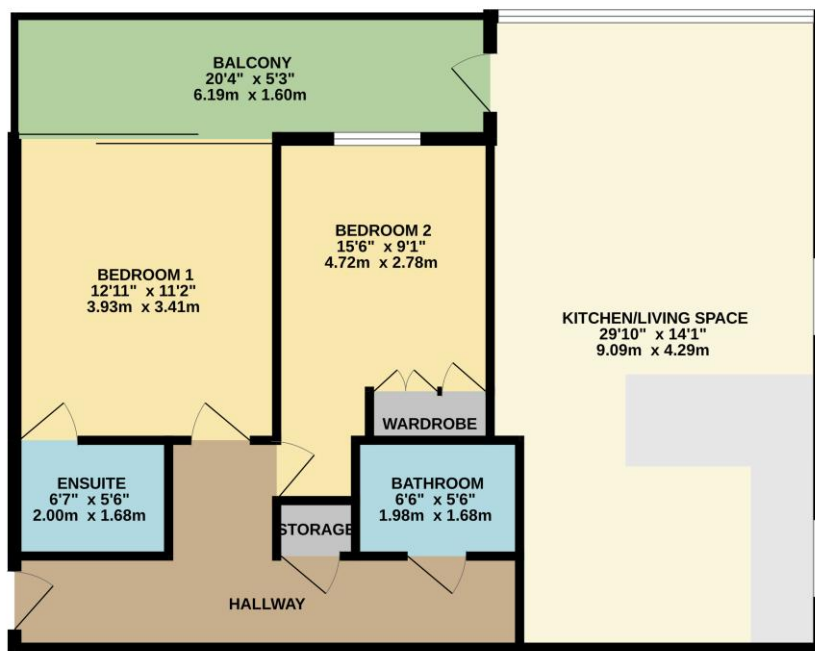
## DESCRIPTION

We are pleased to present this luxurious 2-bedroom apartment, located in a modern building in the sought-after area of Branksome Park. This high specification property boasts a spacious kitchen living area, two bathrooms, and secure underground parking.

Situated just a stone's throw away from Branksome Chine's golden beaches, this apartment offers the perfect blend of coastal living and convenience. A short stroll will lead you to Canford Cliffs Village, where you can indulge in charming cafes and boutiques.

The property is also just a short distance from Bournemouth and Poole, providing easy access to travel routes. With its excellent condition and modern amenities, this apartment offers a fantastic opportunity for luxurious coastal living.

FIRST FLOOR  
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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:** F

**TENURE:** Share of Freehold 995 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2000pa

## AT A GLANCE

- Luxury Apartment
- High Specification
- Modern Fitted Kitchen
- Two double Bedrooms
- Two contemporary Bathrooms
- Balcony
- Allocated Underground Parking

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