



DOLPHIN COURT, THE AVENUE, POOLE, DORSET, BH13

£350,000 SHARE OF FREEHOLD

An incredibly spacious two bedroom apartment situated in an enviable position just 0.6 miles from Westbourne centre whilst also being near to the beach. Offering bright well presented accommodation throughout with a sunny balcony and a garage. Offered with vacant possession.

Fourth floor with lift | Two double bedrooms with fitted wardrobes | Very large lounge diner | Fitted kitchen | Two modern bathrooms | Sunny balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour minutes 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

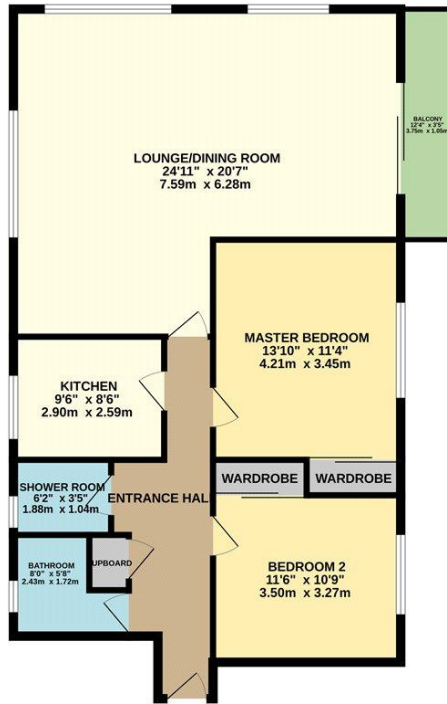
A bright and spacious fourth floor flat in the desirable location of Branksome Park.

Boasting two double bedrooms with fitted wardrobes, a very spacious lounge diner, a fitted kitchen, and two modern bathrooms, this property offers stylish and comfortable living space. Enjoy the convenience of a sunny balcony and a garage for parking.

Located just 0.6 miles from Westbourne centre, where you'll find a variety of shops, bars, and restaurants, as well as being near to the beach and good transport links.

With a size of 997 sqft, this property is perfect for those looking for a modern and convenient flat in a sought-after area.

997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.6 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: D

TENURE: Share of Freehold 976 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £3460 per annum

AT A GLANCE

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