



**WESTERNGATE, THE AVENUE, BRANKSOME PARK, POOLE, DORSET, BH13**

### **£340,000 SHARE OF FREEHOLD**

A stunning second floor apartment which has been completely refurbished by the current owner . Comprising modern contemporary accommodation throughout with a south facing balcony and garage. Set conveniently close to Westbourne.

Newly refurbished | Second floor | Two double bedrooms | Two bright reception rooms | Contemporary kitchen breakfast room | Modern bathroom with separate wc | South facing 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.





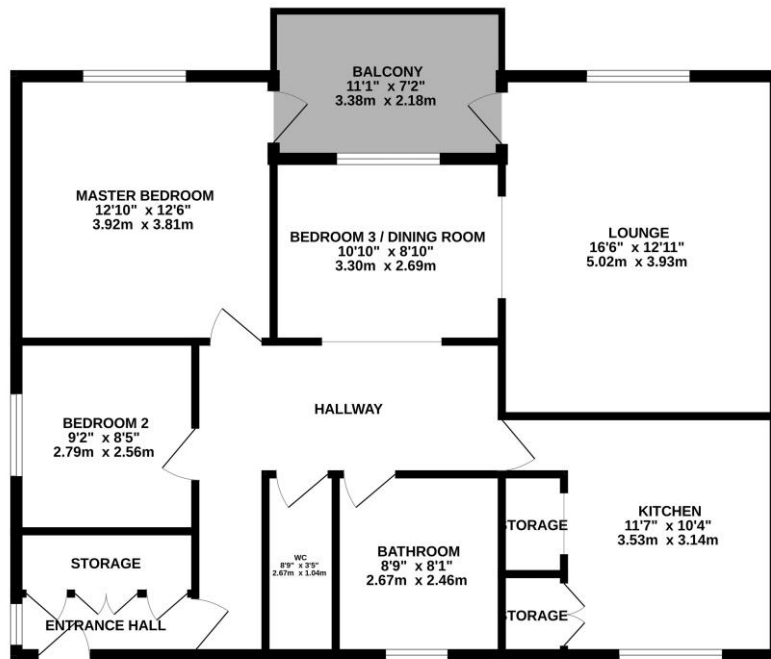
## DESCRIPTION

Occupying a prime south facing position within this popular and well managed development is this newly refurbished and centrally located flat in Branksome Park. Located on the second floor the property offers two double bedrooms. The property boasts two bright reception rooms, a contemporary kitchen breakfast room, and a modern bathroom with a separate wc.

Enjoy the natural light and fresh air on the large south-facing balcony, or make use of the garage with an electric door for convenient parking.

Situated just a short level walk away from Westbourne, residents can benefit from a vibrant village atmosphere with a range of shops, cafes, and restaurants. The beach is also close by, providing the perfect setting for relaxing walks or summer days by the sea.

991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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 977 year lease remains

**LOCAL AUTHORITY: BCP**

**SERVICE CHARGE:** £2600 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## AT A GLANCE

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