



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

### **£343,000 SHARE OF FREEHOLD**

An exceptionally well presented two bedroom apartment which has just been fully re furnished by the current owners situated in prime position within this popular purpose built development on the tree lined Avenue in Branksome Park. Fully refurbished by the current owner. to a high standard. Set close to both Westbourne, good transport links and the beach.

Two double bedrooms | Two reception rooms | South facing balcony |  
Dual Aspect Lounge | Large kitchen breakfast room | Contemporary  
bathroom and separate wc | Good storage | Garage | No forward chain

**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.





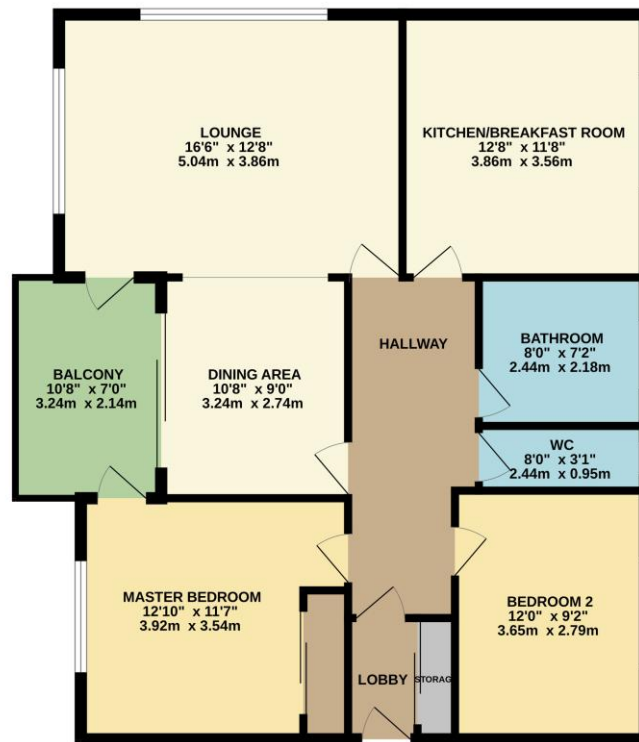
## DESCRIPTION

A beautifully presented flat in Branksome Park, this property boasts two double bedrooms, two reception rooms, and a south facing balcony offering lovely natural light. The spacious kitchen breakfast room is perfect for entertaining, whilst there is a contemporary bathroom and separate WC.

Situated just a short level walk away from the shops, bars, and restaurants of Westbourne, residents can enjoy the vibrant local amenities. The property is also conveniently located near good transport links and the beach, making it ideal for those who enjoy coastal living.

With good storage options and a garage included, this flat provides both comfort and convenience.

4TH FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 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 terms 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

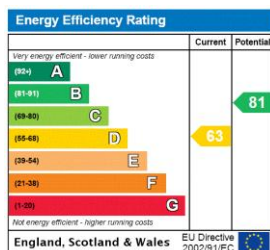
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2200 per annum

## AT A GLANCE

- Two double bedrooms
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