



WESTERNGATE, 11 THE AVENUE, POOLE, BH13

£320,000 SHARE OF FREEHOLD

This bright and spacious apartment has been fully refurbished by the current owner to an exacting standard and now comprises of modern, contemporary accommodation throughout in arguably the best position within the development overlooking communal gardens and benefiting from the south aspect onto the balcony.

Fourth floor | Two double bedrooms | Two bathrooms | Two reception rooms | Contemporary kitchen breakfast room | South facing balcony | Garage | Fully refurbished throughout

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park 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.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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 apartment is situated on the fourth floor which is accessed via a lift or stairs through well presented communal hallways. A front door then leads into a lobby area where there is a range of floor-to-ceiling storage cupboards and a further door which leads into the entrance hallway of the apartment.

There is a large lounge with a south facing window and a further patio door which leads onto the south facing balcony. The dining area is open plan to the lounge and has ample space for sizeable table and sliding patio doors which lead out onto the south facing balcony. There is a large kitchen breakfast room fitted with a range of base and eye level contemporary work units and a breakfast bar area incorporating integrated appliances, a pantry, and the airing cupboard.

There are two generous double bedrooms both benefiting from a range of fitted wardrobes and furniture and the second bedroom having the added benefit of an ensuite shower room. The family bathroom comprises of a stylish suite to include a WC, wash hand basin and panelled bath with shower above.

The balcony is a good size with ample room for outside furniture and benefits from a southerly aspect. A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1860 per annum

AT A GLANCE

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- Contemporary kitchen breakfast room
- South facing balcony
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