



AUBURN MANSIONS, POOLE, DORSET, BH12

£220,000 SHARE OF FREEHOLD

A very spacious two bedroom apartment situated just a short level walk away from Westbourne whilst being close to good transport links. The property is offered with vacant possession and comprises bright accommodation with a balcony and garage.

Purpose built | Two double bedrooms | Large lounge diner | Fitted kitchen | Bathroom & separate wc | Balcony | Garage | Second floor | Vacant possession

Westbourne | 01202 767633 |



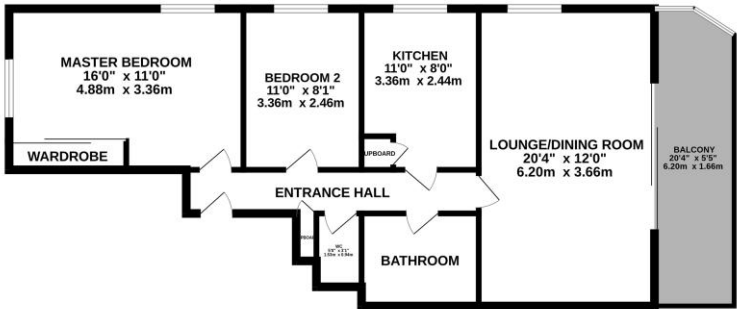
DESCRIPTION

Located in the desirable area of Branksome, this purpose-built second floor flat offers a spacious living environment with two double bedrooms, a large lounge diner, a fitted kitchen, and a balcony overlooking the neighbourhood. The property also boasts a garage for convenient parking.

With a total size of 728sqft, this residence provides ample living space, including a bathroom and separate WC for added comfort. Perfect for those seeking vacant possession, this property is ready to move in and make your own.

Situated just a short level walk from Westbourne and Branksome railway stations, this home offers excellent transport links, making commuting a breeze. Residents can also enjoy the nearby beach and other local amenities within easy reach.

728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
Not energy efficient - higher running costs	F		
	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

TENURE: Share of Freehold 981 year lease remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1500 PER ANNUM