

## GLENEAGLES, 19 THE AVENUE, BRANKSOME PARK, POOLE, BH13

### **£297,000 SHARE OF FREEHOLD**

A very well presented, bright and spacious two bedroom top floor apartment which is situated just a short walk away from the beach. Also nearby are the popular shops bars and restaurants of both Westbourne & Canford Cliffs. Offered with vacant possession.

Top floor | Purpose built | Two double bedrooms | Large lounge diner |  
Kitchen breakfast room | Modern bathroom | Balcony | Garage | Close to  
the beach

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.



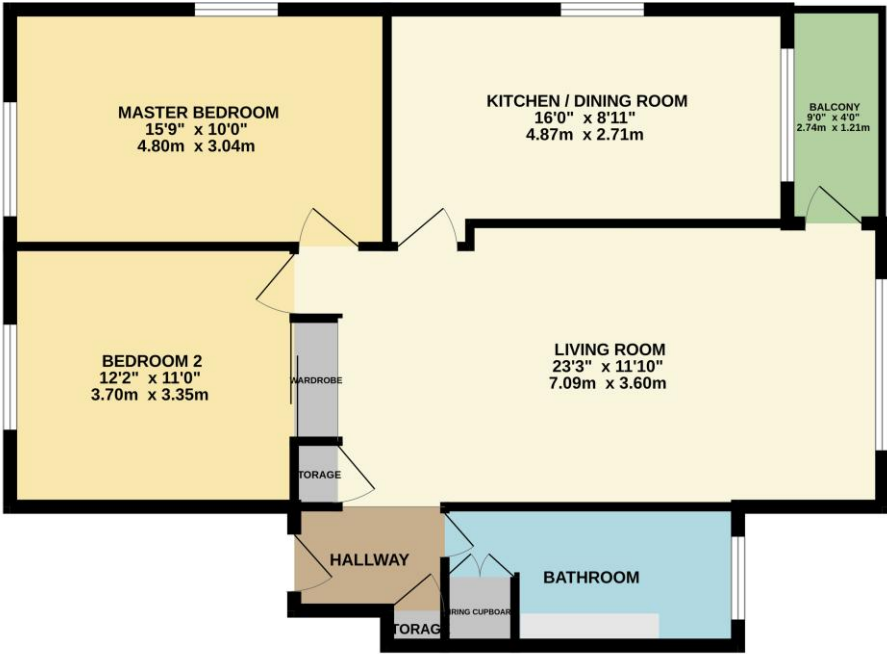


## DESCRIPTION

Bright and spacious, this top floor flat in Branksome Park offers a peaceful retreat just a short walk from the beach at Branksome Chine. The purpose-built property boasts two double bedrooms, a large lounge diner, a kitchen breakfast room, and a modern bathroom. Step outside onto the balcony to enjoy the fresh sea air or utilise the garage for convenient parking.

Surrounded by the vibrant amenities of Westbourne and Canford Cliffs, residents can easily access shops, bars, and restaurants just moments away. From leisurely strolls on the sandy shoreline to exploring the local attractions, this excellent property presents a fantastic opportunity for those seeking a coastal lifestyle.

FIRST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 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 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:** C

**TENURE:** Share of Freehold 141 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2450 per annum

**AT A GLANCE**

- Top floor
- Purpose built
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Modern bathroom
- Balcony
- Garage
- Close to the beach

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		