



## The Avenue, Dorset, BH13

£370,000 *Share of Freehold*

This well presented two bedroom apartment is situated in the popular Avenue of Branksome Park which sits just a short 0.4 mile level walk from Westbourne and the beach. The property benefits from bright and spacious accommodation throughout with a balcony and garage.



### KEY FEATURES

- Purpose Built
- Two bright bedrooms
- Two bathrooms
- Two spacious reception rooms
- Fitted kitchen
- Balcony
- Garage



### Westbourne

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## DESCRIPTION

Introducing this spacious 2-bedroom apartment located in the prestigious area of Branksome Park. Boasting bright and airy rooms, a fitted kitchen, and two bathrooms, this property offers the perfect blend of comfort and style. The sunny south facing balcony provides a tranquil outdoor space to relax and unwind.

Located in one of Poole's most affluent areas, Branksome Park is surrounded by natural beauty, with tree-lined avenues and award-winning blue flag beaches just a short walk away. Nearby villages of Westbourne and Canford Cliffs offer an array of independent shops, restaurants, and bars for your enjoyment.

With easy access to the Bournemouth Wessex Way and mainline train stations, commuting to London or exploring the surrounding areas is a breeze.





## 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

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<https://www.winkworth.co.uk/sale/property/WBN250527>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 979 year and 0 months

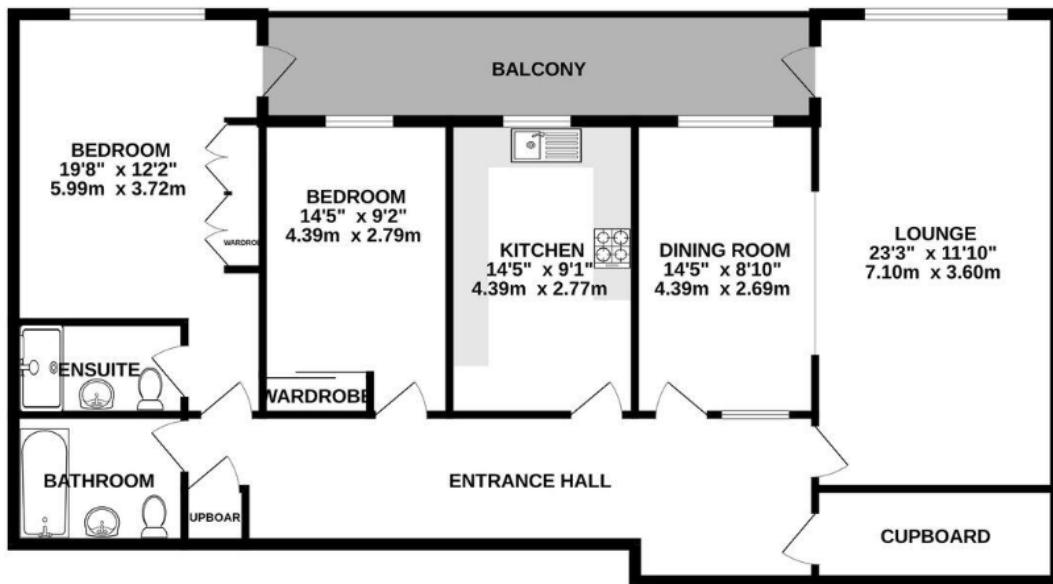
**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

**EPC rating:** B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate only. 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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