

TEAK CLOSE, 1 WESTMINSTER ROAD, POOLE, BH13

£875,000 SHARE OF FREEHOLD

Located just a few minutes walk from Branksome Beach, this large three double bedroom raised ground floor apartment is ideally situated for those who wish to enjoy a sea view beyond beautifully maintained communal gardens or a stroll down to the beach. The popular shops, bars and restaurants of Westbourne and Canford Cliffs are nearby as are all major travel connections.

Purpose built | Ground floor | Three bedrooms | Two reception rooms |
Two bathrooms | Sun terrace & balcony | Sea views | Garage & parking

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

The apartment is situated on the raised ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses two store cupboards, an airing cupboard and doors to principal rooms.

There are two bright reception rooms which are a particular feature of the property as they enjoy lovely sea views across the well maintained communal gardens. There is a good size south facing lounge with sliding patio doors which lead out onto the large sun terrace which enjoys sea views. There is a good size dining room with ample room for large table. The kitchen is modern and includes a range of base & eye level work units with integrated appliances and a breakfast bar area.

There are three generous double bedrooms all with space for freestanding furniture and the added benefit of an en-suite bathroom and a further private balcony to the master bedroom. From the hallway there is a family shower room with a suite comprising a wash hand basin inset into a vanity unit and a cubicle shower. There is a separate WC in the hallway.

A garage and parking space are both allocated to the property.

GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



TEAK CLOSE

TOTAL FLOOR AREA: 1441 sq.ft. (133.9 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. Made with Metropia i2005.

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: F

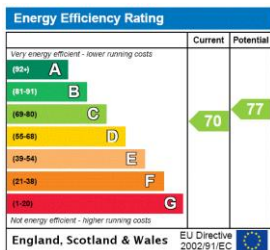
TENURE: Share of Freehold 978 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £4300 per annum

AT A GLANCE

- Purpose built
- Ground floor
- Three bedrooms
- Two reception rooms
- Two bathrooms
- Sun terrace & balcony
- Sea views
- Garage & parking



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