



BELVOIR PARK, THE AVENUE, POOLE, BH13

£300,000 SHARE OF FREEHOLD

A stunning two double bedroom first floor apartment situated within the prestigious area of Branksome Park. The property has been finished to an exceptionally high standard throughout. Westbourne village is also just a few minutes walk away.

Two Double Bedrooms | First Floor | Beautifully Appointed | Private Balcony | Spacious Lounge Diner | Luxurious Shower Room & WC | Allocated Garage

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.



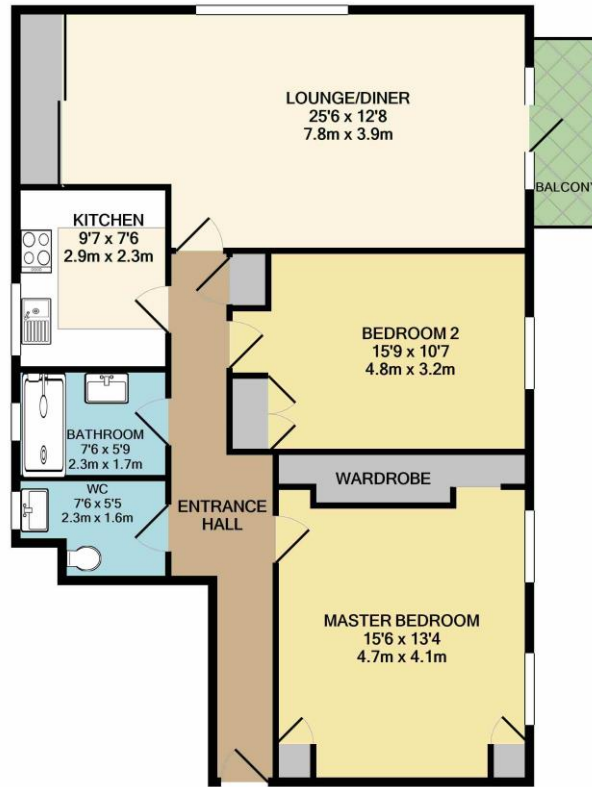
DESCRIPTION

The property is accessed via well presented communal hallways where stairs or a lift provide access to the first floor and the private entrance to the apartment itself. The long hallway includes a useful storage cupboard, separate WC as well as doors to principal rooms.

The lounge diner is a particular feature of the apartment with a feature ceiling and access to the private balcony via a double glazed door and enjoys views over the well manicured communal gardens. In addition there is a utility/storage cupboard at one end of the room. The contemporary fitted kitchen has been finished to an exceptionally high standard with top of the range integrated appliances including fridge freezer, dishwasher and bin.

There are two generous double bedrooms, both with the added benefit of fitted wardrobes as well as space for additional storage as required. The master bedroom has the feature ceiling alike the lounge diner as well as a walk in wardrobe/dressing area behind the TV wall. The luxurious shower room is fully tiled and comprises shower cubicle, wash hand basin, heated towel rail, LED mirror and a WC. Note that the property has been fitted with CAT5 wiring throughout.

Outside there is an allocated garage conveyed with the apartment with an electric door as well as ample visitor parking on a first come first serve basis



TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.1 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

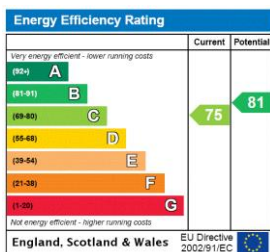
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1400 per annum

AT A GLANCE

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- First Floor
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