



GLENEAGLES, THE AVENUE, POOLE, DORSET, BH13

£270,000 SHARE OF FREEHOLD

A spacious two bedroom apartment set within a popular development set just a short walk away from the award winning beach at Branksome Chine. The property offers modern well presented accommodation throughout with a private balcony and garage. Offered with vacant possession.

Purpose built | Third floor | Two double bedrooms | Lounge diner |
Kitchen breakfast room | Contemporary bathroom | Balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

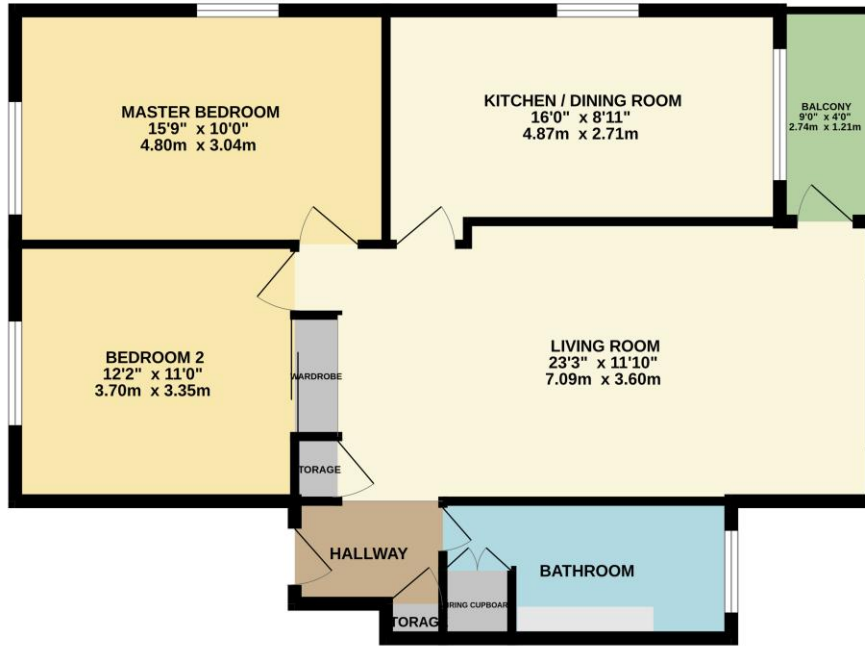
The property is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways.

Once inside the apartment you will notice that there is a fantastic size lounge where there is ample room for a dining table and stunning views through large windows over the communal gardens. A patio door leads out onto the private balcony, which again looks directly onto trees and the communal gardens. The kitchen breakfast room benefits from dual aspect windows, a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms both with space for freestanding furniture. The contemporary bathroom is tiled and comprises of a suite to include wc, wash hand basin and panel bath with shower above.

A garage is conveyed with the property in addition to ample first come first serve visitor parking.

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

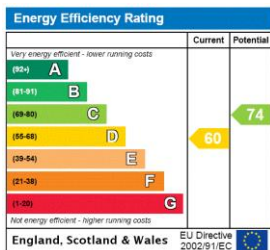
TENURE: Share of Freehold 143 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2450 per annum

AT A GLANCE

- Purpose built
- Third floor
- Two double bedrooms
- Lounge diner
- Kitchen breakfast room
- Contemporary bathroom
- Balcony
- Garage



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