



EVESHAM COURT, THE AVENUE, POOLE, BH13

£395,000 SHARE OF FREEHOLD

A very spacious three bedroom top floor apartment which is perfectly situated close to the award winning beach at Branksome Chine whilst also being near to Westbourne. The property does require modernisation to realise its true potential.

Top floor | Three double bedrooms | Two reception rooms | Two bathrooms | Large sunny balcony | Good storage | 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

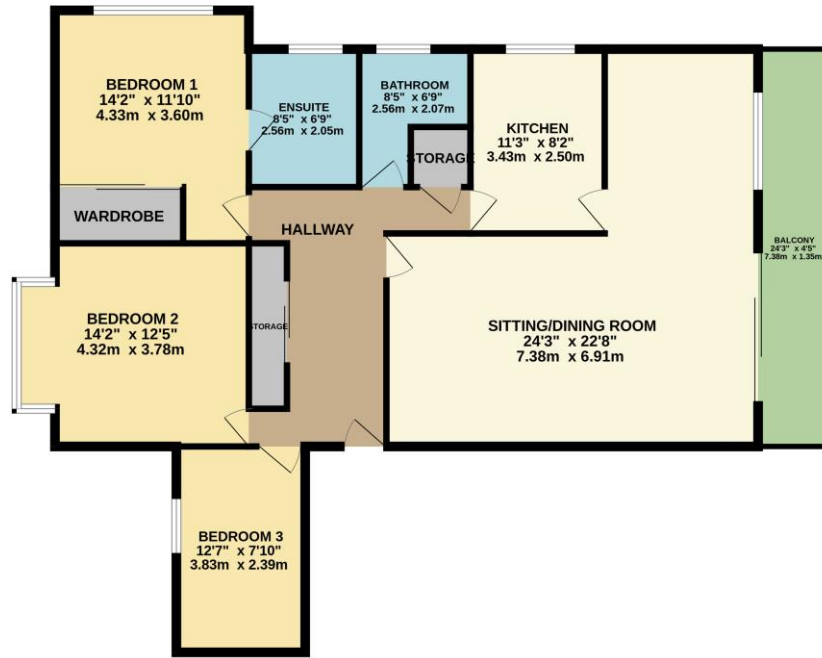
The apartment is situated on the third floor which can be accessed via a lift all stairs through well presented communal hallways. A private front door leads into the entrance hall which houses two storage cupboards and doors to principal rooms.

The bright sitting room is a particular feature of the property as it enjoys tree views over the communal gardens through large windows and sliding patio door which leads out onto the large balcony. The dining room is open plan to the sitting room. There is ample space for a sizable table. The kitchen is fitted with the range of base and eye level work units with space and plumbing for domestic appliances.

There are three double bedrooms; the master and second bedroom are especially spacious room both with fitted wardrobes. Bedroom three is currently arranged as a study. The master has the added benefit of an en suite bathroom. The family bathroom is tiled with suite comprising of a wc, wash hand basin and panel bath.

A garage is conveyed with the property in addition to ample visitor parking bays.

THIRD FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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.
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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: E

TENURE: Share of Freehold 176 year lease remains

LOCAL AUTHORITY: BCP

AT A GLANCE

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