



## AVENUE COURT, THE AVENUE, POOLE, BH13

### **£325,000 SHARE OF FREEHOLD**

A bright and spacious second floor apartment surrounded by gardens, and situated in an enviable position just a short level walk away from the popular shops, bars and restaurants in Westbourne. The property is in good order throughout and offers versatile accommodation with a sunny south facing aspect to the principle rooms.

Purpose built | Second floor | Three bedrooms | Large lounge | Kitchen  
breakfast room | Bathroom with underfloor heating & a separate wc |  
South facing balcony | Garage | Vacant possession

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.



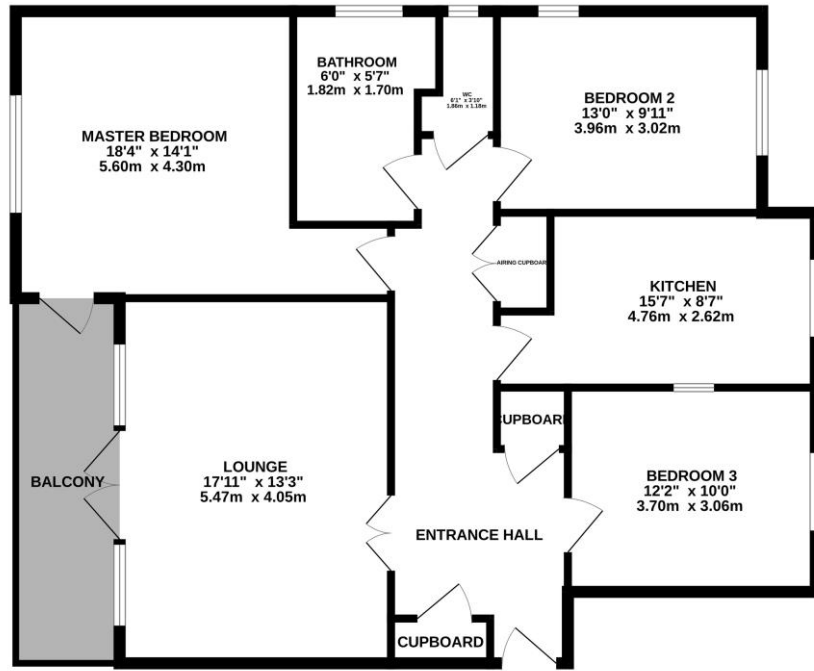
## DESCRIPTION

Situated in the prestigious area of Branksome Park, this purpose-built, three bedroom second floor flat offers versatile accommodation close to Westbourne.

The property boasts three spacious double bedrooms (one currently arranged as a dining room), a large sunny lounge, a kitchen breakfast room, a modern bathroom with underfloor heating and a suite comprising WC, wash hand basin, cubicle shower and a bath. There is also a separate WC.

Step outside onto the long south-facing balcony, which overlooks the landscaped, and immaculately maintained, communal gardens.

Parking is convenient, with both a private garage and off-street resident parking available.



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 for 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**

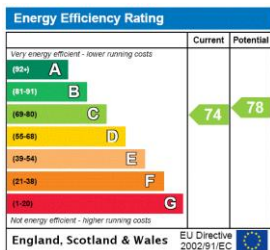
**TENURE:** Share of Freehold 939 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2479 per annum

**AT A GLANCE**

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- Second floor
- Three bedrooms
- Large lounge
- Kitchen breakfast room
- Bathroom with underfloor heating & a separate WC
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