



**KINGSGATE, 7 THE AVENUE, POOLE, BH13**

**£310,000 SHARE OF FREEHOLD**

An incredibly bright and spacious two bedroom apartment located in the popular tree-lined avenue in Branksome Park. Westbourne is a short level walk away and the beaches are also nearby. The property benefits from well presented accommodation throughout with a balcony and garage.

Second floor | Two double bedrooms | Large lounge diner | Modern kitchen | Contemporary bathroom & separate WC | West facing balcony | 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.





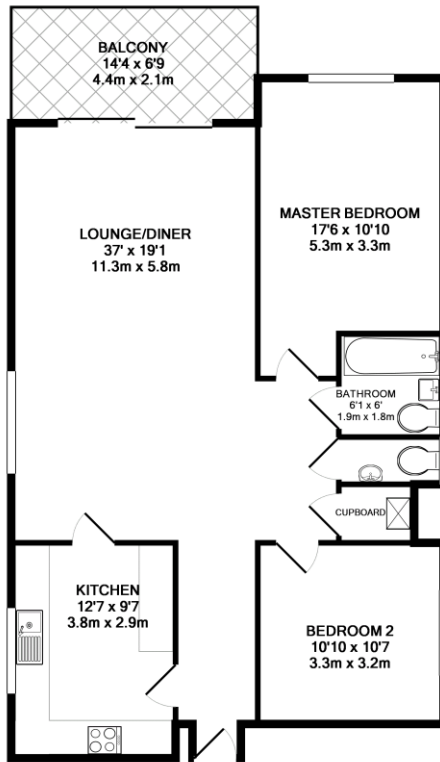
## DESCRIPTION

The property situated on the second floor and can be accessed via lift or stairs through well presented to communal hallways.

Once inside there is a generous sized lounge dining room with dual aspect windows and a sliding patio door which leads out onto the large west facing balcony. The kitchen can be accessed via either the lounge or the entrance hall and is fitted with 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 fitted wardrobes and space for further freestanding furniture. The family bathroom is tiled and comprises of a suite to include a panelled bath with shower above and a wash hand basin. There is a separate WC. The apartment also has the benefit of a large storage cupboard.

A garage is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 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

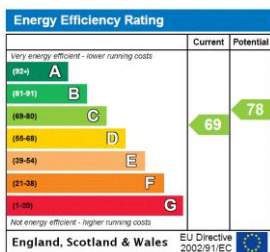
**TENURE:** Share of Freehold 953 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3800 per annum

## AT A GLANCE

- Second floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- Contemporary bathroom & separate WC
- West facing balcony
- Garage



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