



THE SQUIRRELS 24A, THE AVENUE, POOLE, DORSET, BH13

£425,000 SHARE OF FREEHOLD

A bright and very spacious three bedroom fourth floor apartment situated in the very popular tree lined Avenue in Branksome Park. The shops, bars and restaurants of Westbourne are a short level walk away as is the beach. Offered with vacant possession.

Purpose built flat with lift to all floors | Three double bedrooms | Two modern bathrooms | Two reception rooms | Sunny 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.



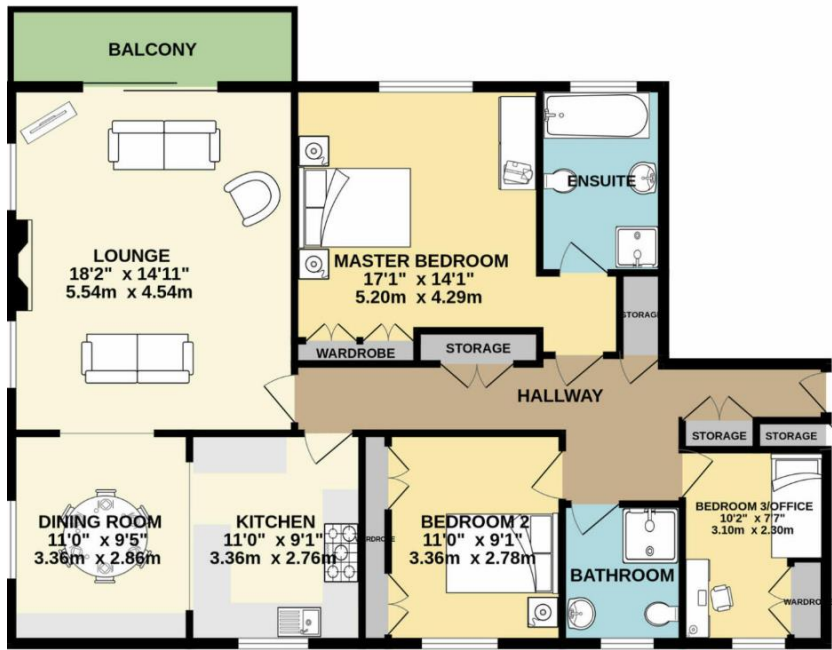
DESCRIPTION

Presenting this exceptional purpose-built flat located in the sought-after area of Branksome Park. This spacious property boasts three double bedrooms, two modern bathrooms, two reception rooms, a sunny balcony, and a convenient lift to all floors. The added bonus of a garage offers secure parking.

Situated just a short level walk away from the shops, bars, and restaurants in Westbourne, residents can enjoy the vibrant local community. Additionally, the proximity to the beach and good transport links provides easy access to a range of amenities and entertainment options.

With vacant possession, this flat offers a fantastic opportunity for a new owner to move in and make it their own.

4TH FLOOR APARTMENT
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 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.
Prospective purchaser: The structures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 957 year lease remains

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built flat with lift to all floors
- Three double bedrooms
- Two modern bathrooms
- Two reception rooms
- Sunny balcony
- Garage
- Vacant possession

