



## BERKELEY MANOR, POOLE ROAD, BRANKSOME, POOLE, DORSET, BH12

### **£125,000 LEASEHOLD**

A bright one bedroom first floor apartment set very close to local amenities and good transport links. The property offers spacious accommodation with the added benefit of a balcony. Offered with vacant possession.

Purpose built | First floor | One double bedroom | Fitted kitchen | Lounge diner | Good storage | Short level walk to Westbourne

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.





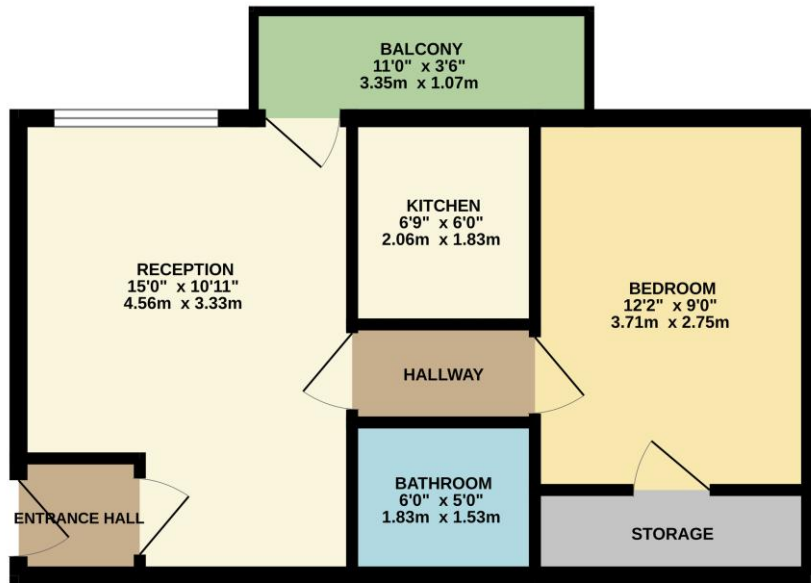
## DESCRIPTION

Introducing this purpose built, first floor flat in the desirable location of Branksome. This property boasts one double bedroom, a fitted kitchen, a spacious lounge diner, and ample storage space, ideal for first time buyers or investors.

Located just a short level walk to the vibrant hub of Westbourne, residents can enjoy the plethora of shops, bars, and restaurants the area has to offer. Additionally, easy access to good transport links makes commuting a breeze.

Recently redecorated, this property is ready to move in and make your own. With one double bedroom and one bathroom, this home offers both comfort and convenience.

GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 388 sq.ft. (36.1 sq.m.) approx.  
While 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:** A

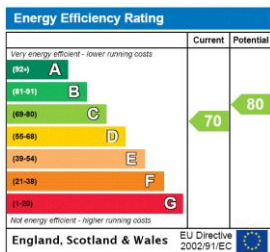
**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £990 per annum

**AT A GLANCE**

- Purpose built
- First floor
- One double bedroom
- Fitted kitchen
- Lounge diner
- Good storage
- Short level walk to Westbourne



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