



NICK WILDEN

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The Avenue, Branksome Park, Poole, BH13 6BA

Guide Price £200,000

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GUIDE PRICE £200,000-£220,000

REF: NW0965

We are delighted to bring to the market this contemporary one bedroom top floor apartment located within easy walking distance of Westbourne. The apartment has a fantastic open-plan layout that seamlessly combines living, kitchen and dining areas creating a spacious and airy environment with doors opening on to the southerly facing balcony. There is also a large double bedroom, a spacious bathroom, an allocated parking space and the benefit of a long lease. This home offers a prime location, and is pet friendly. It is ideal for first time buyers or an ideally located holiday home.

The Conifers is located in a fantastic position just yards from Westbourne with its mix of cafe bars, restaurants and boutique shops together with the usual high street names. For beach lovers, impressive sandy shores with miles upon miles of scenic promenade stretching to Bournemouth and Southbourne in one direction, and the famous Sandbanks in the other are within walking distance also.

The area is also well catered for with bus services operating to surrounding areas and train stations located at Poole, nearby Branksome, and Bournemouth with links to London and surrounding areas.

Lounge and Kitchen 5.59m (18'4) Maximum x 5.59m (18'4) Maximum

Bedroom 5.59m (18'4) maximum x 2.92m (9'7) maximum

Bathroom 2.01m (6'7) x 2.24m (7'4) maximum

We are advised by the Vendor that the tenure details are as follows: -

Tenure: Leasehold with 111 years remaining

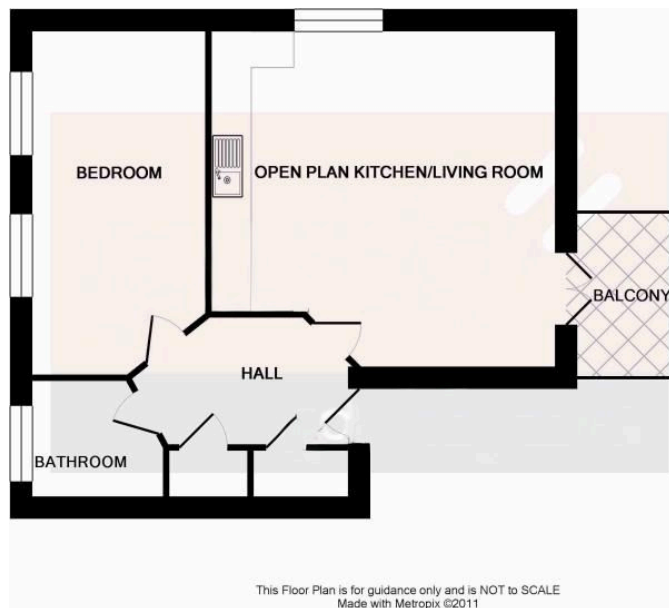
Ground rent: £250 per annum.

Maintenance charge: £849.56 per 6 months.

AGENTS NOTE - PETS

Pets are permitted within the terms of the lease provided they do not





- REF: NW0965
- CONTEMPORARY OPEN PLAN LIVING
- WALKING DISTANCE OF WESTBOURNE
- SOUTH FACING BALCONY
- ALLOCATED PARKING
- 1 BEDROOM TOP FLOOR APARTMENT
- PET FRIENDLY
- WALKING DISTANCE OF THE BEACH
- VENDOR SUITED
- IDEAL FOR FIRST TIME BUYERS OR AS A HOLIDAY HOME

