

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**178 Winston Avenue, Branksome**

Poole

Guide Price **£225,000**

**ATHERTONS**  
ESTATE & LETTING AGENTS



## 178 Winston Avenue

Poole, Poole

**BEAUTIFUL APARTMENT** - A delightful first-floor apartment located in a peaceful spot at the end of a sought-after cul-de-sac in Branksome, Poole. This charming home, which backs onto heathland, features a private entrance, a spacious lounge, a modern kitchen, a bathroom, two generously sized bedrooms, double glazing, central heating, a front garden, street parking, a nearby garage, and a newly extended lease

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

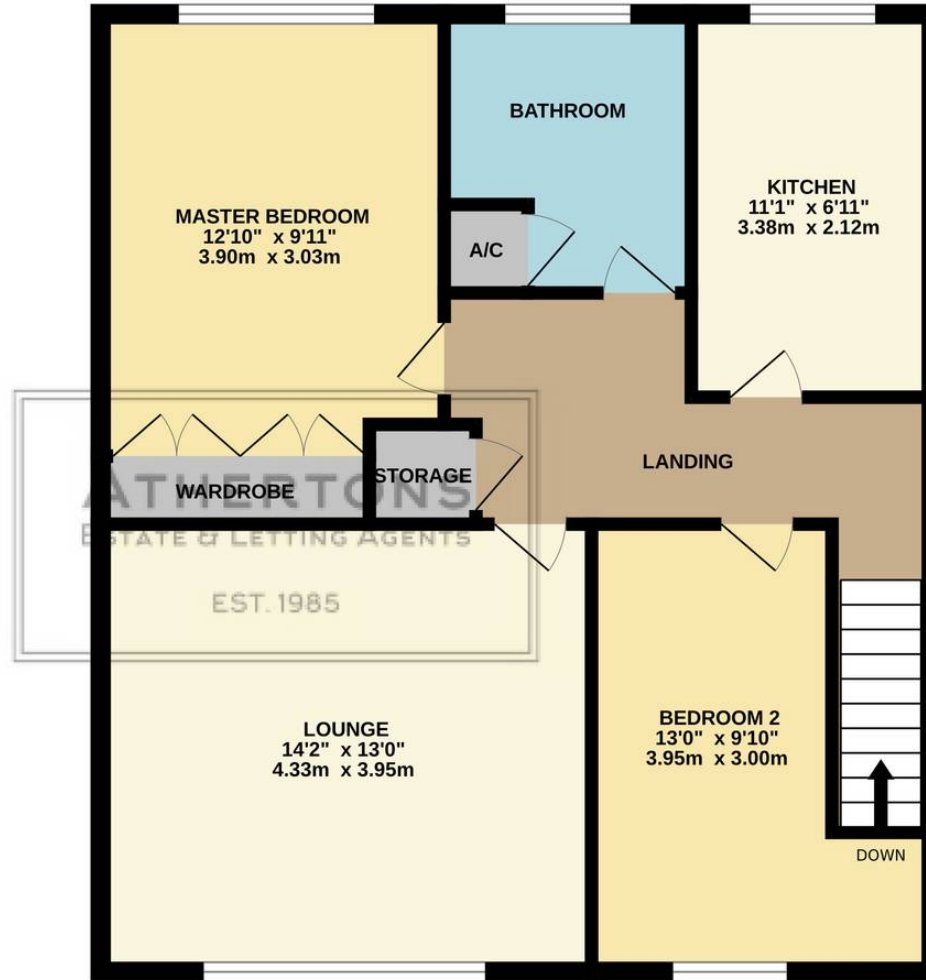
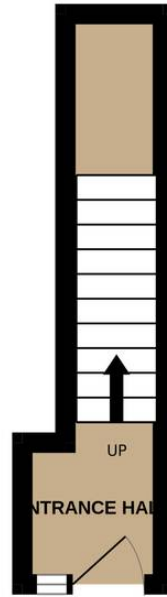
- Wonderful Apartment
- Two Bedrooms
- New Lease
- Backing onto Heathland
- Quiet Location
- Garage





GROUND FLOOR  
52 sq.ft. (4.8 sq.m.) approx.

FIRST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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, 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.  
Made with Metropix ©2024



## Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • [poole@athertonsea.com](mailto:poole@athertonsea.com) • <http://www.athertonsestateagents.co.uk>

