HEARNES

WHERE SERVICE COUNTS

179 Winston Avenue, Branksome, Poole, Dorset, BH12 1PJ

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Leasehold Price £225,000

A spacious 2 double bedroom ground floor garden apartment with its own private entrance positioned in an incredibly quiet cul de sac moments away Talbot Heath Nature Reserve. The accommodation comprises of a generous lounge/dining room, modern separate kitchen, and bathroom. Other benefits include fitted wardrobes in the master bedroom, gas central heating, double glazing, private and southerly facing rear garden, and ample on road parking.

- Stylishly presented 2 double bedroom ground floor flat
- Private, southerly facing rear garden with decking, storage shed, area of lawn and a side gate leading onto the road
- Private entrance
- Good sized lounge/dining room
- Modern kitchen with shaker style units and worktops above, electric oven with gas hob and extractor, and space for a fridge/freezer, washing machine and dishwasher
- Fully tiled family bathroom with shower over the bath and large store cupboard
- On street parking
- Gas central heating and double-glazed windows with fitted blinds
- Within a few hundred yards of Talbot Heath Nature Reserve

Winston Avenue is a tucked away cul-de-sac, many areas of nature to include Bourne Valley, Talbot Heath, Coy Pond and the Bournemouth Gardens. Conveniently located within a few hundred yards to Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles away.

Leasehold: 99 years from 2017
Maintenance: As and when Ground Rent: £150 per annum

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL FLOOR AREA : 600sq.ft. (55.8 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.
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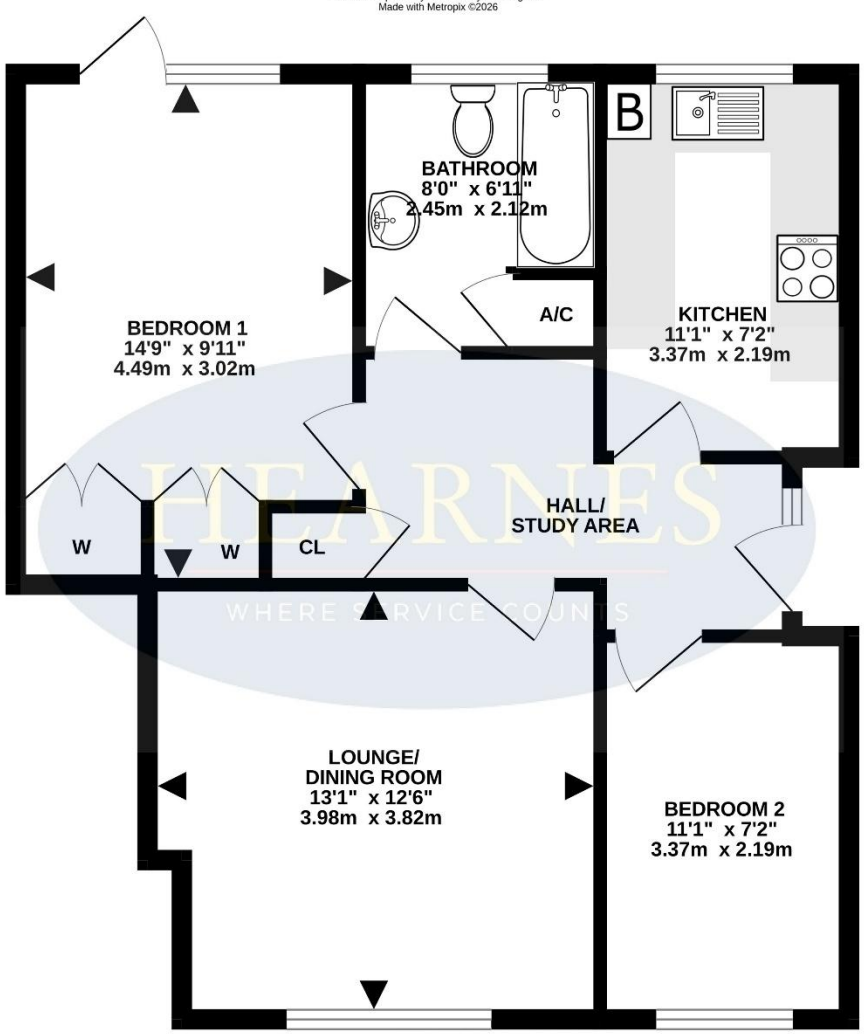

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

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