

FOR SALE

Flat 2, Haydon Gardens, 2 Haydon  
Road, Poole, Dorset BH13 6JB



PHILIPPA SOLE



£400,000

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Ground floor apartment

2 double bedrooms

Semi open-plan kitchen / breakfast / living room

Private south-facing garden

Contemporary shower room

Sunny conservatory

965 metres from Branksome Chine beach

Allocated parking space

Council band D: £2048.24 PA

Maintenance £160 per month

Share of Freehold

## About this property

A well presented 2 double bedroom, ground floor apartment in a charming character development, with modern fitted kitchen, contemporary shower room, offered with an allocated parking space and private south-facing garden. Pets are permitted under licence, holiday lets are not permitted. 965 metres from Branksome Chine beach.

Haydon Gardens is a character development consisting of just 6 apartments, located just behind the prestigious Avenue; flat 2 is located on the ground floor and benefits from its own well-maintained private garden which is south-facing. The spacious entrance hall leads to a semi open-plan kitchen / living / dining room which is flooded with natural light. The modern kitchen features a range of appliances and 4-ring gas hob. There are two generous sized double bedrooms with fitted furniture and a contemporary shower bathroom. From the living / dining room, doors lead to a bright conservatory which leads to the beautifully kept private garden with an entrance at the rear to Westminster Road, just 965 metres from Branksome Chine beach. The apartment is offered with a share of the freehold (994 years remaining) and one allocated parking space.

## Location

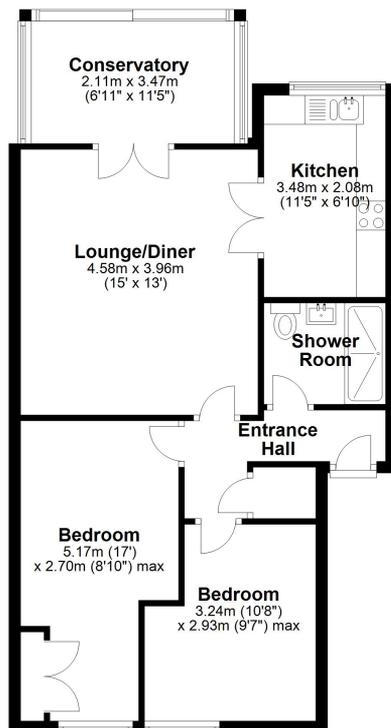
Located just behind the prestigious Avenue in the heart of Branksome Park, located within 965 metres of the beaches at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach as is the local train station at Branksome, providing a direct line into London Waterloo in under 2 hours. For local shopping, Westbourne with its array of shops and Marks and Spencer food hall is moments away by car and within easy driving distance are Waitrose, Tesco and Sainsbury's.





### Ground Floor

Approx. 65.1 sq. metres (701.0 sq. feet)



Total area: approx. 65.1 sq. metres (701.0 sq. feet)

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Plan produced using PlanUp.

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