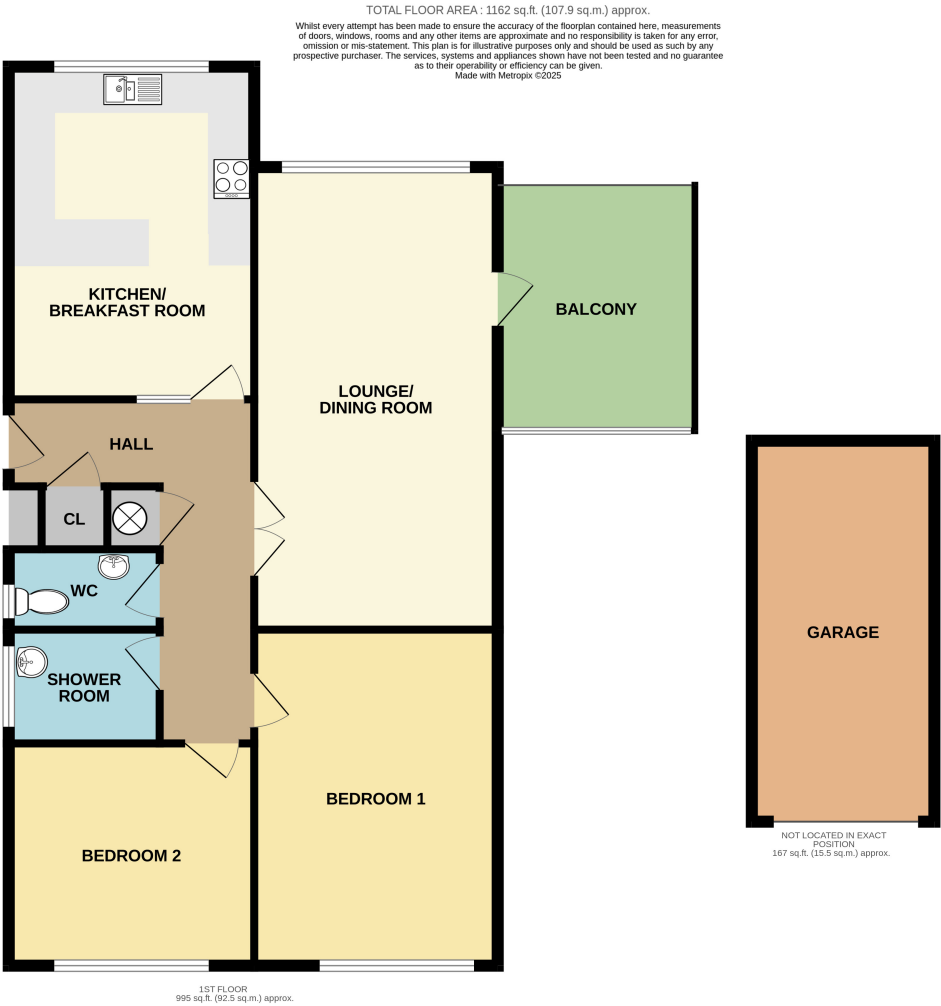




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
EU Directive 2002/91/EC		
England, Scotland & Wales		



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





Flat 10 Conifers, 1 The Avenue, Westbourne, Dorset BH13 6BA

Guide Price £265,000

The Property
An excellent opportunity to purchase this lovely pet friendly apartment within the Conifers. A prestigious low-rise, well-presented block in an extremely secluded position within the heart of Westbourne. This large two bedroom apartment is bright and airy and enjoys a first floor position and boasts many features to include a 22' living room with access to the balcony/terrace, a generous and well fitted kitchen, a larger main bedroom and a further double bedroom, a shower room and separate w.c. Additionally, there is a garage and with a long lease remaining and no forward chain this would make an excellent property choice.

The Conifers occupies a fantastic position moments from the vibrant village of Westbourne which offers an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall opposite. With leisure in mind, you can enjoy the glorious sandy beaches, in which Branksome Beach is only just over a miles walk, with miles upon miles of scenic promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and main line train station located at nearby Branksome.

- ENTRANCE HALL**
Doors to all primary rooms, secure entry phone system.
- KITCHEN/DINING ROOM**
16' 2" x 11' 11" (4.93m x 3.63m) Double glazed window with a pleasant view overlooking the communal gardens, mix of base and wall units, integrated oven and electric hob with extractor over, space for fridge/freezer and dining table.
- LIVING ROOM**
22' 8" x 11' 9" (6.91m x 3.58m) Floor to ceiling double glazed windows with a pleasant view overlooking the communal gardens, UPVC door to balcony, feature fireplace with surround.
- BALCONY/TERRACE**
Partially enclosed larger than average balcony/terrace with pleasant views over the communal gardens.
- BEDROOM ONE**
16' 5" x 11' 9" (5.00m x 3.58m) Large double room with double glazed window to the front aspect.
- BEDROOM TWO**
12' 10" x 10' 9" (3.91m x 3.28m) Good size double room with double glazed Window to the front aspect.
- SHOWER ROOM**
Frosted double glazed window to the side aspect, shower cubicle with mains fed shower, wash hand basin, heated towel rail.
- W.C.**
Frosted double glazed window to the side aspect, w.c. and wash hand basin.
- GARAGE**
Up and over door.

- COMMUNAL GROUNDS**
The Conifers occupies beautifully maintained grounds with areas of lawn and mature planting.
- MATERIAL INFORMATION**
Tenure - Leasehold
Length of Lease - 150 years
Maintenance - £859.56 per 6 months.
Ground Rent - £250 per annum.
Management Agent - Foxes
Parking - Garage
Pets - Pets are permitted with licence via the management company
Holiday Lets - Not Permitted
Utilities - Mains Electricity, Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band D
EPC Rating - C