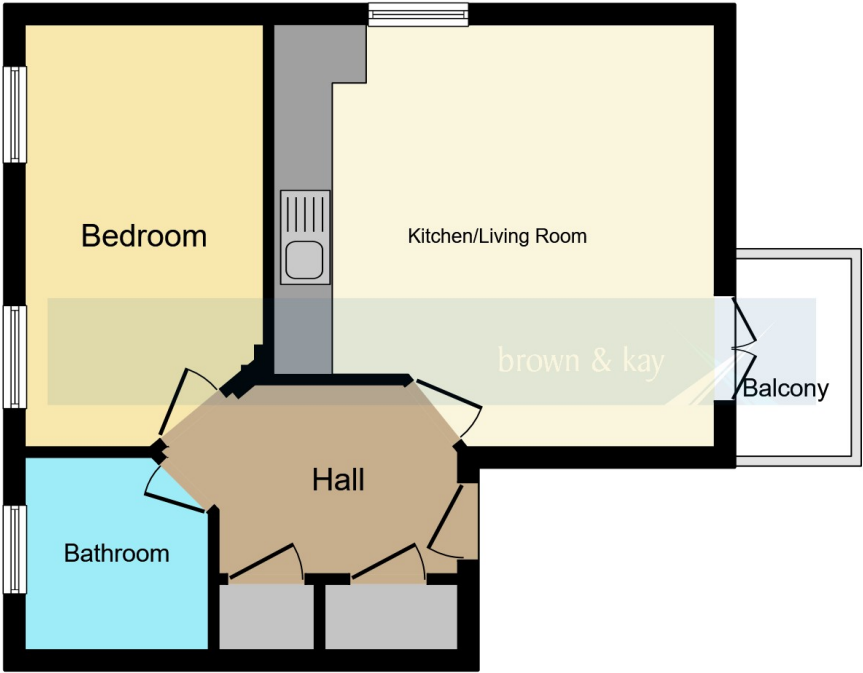




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Flat 27, 1 Conifers, The Avenue, Poole, Dorset BH13 6BA

£200,000

**The Property**  
GUIDE PRICE: £200,000 - £210,000.

Brown and Kay are excited to market this stylish apartment located on the top floor of this mid rise development being within easy walking distance of Westbourne. The apartment boasts a fabulous open-plan layout that seamlessly combines living, kitchen and dining areas creating a spacious and airy environment with doors opening on to the balcony, perfect for entertaining or relaxing. There is also a generously sized double bedroom, a spacious bathroom, a parking space and the benefit of a long lease remaining. This home offers a rare combination of modern comfort, prime location, and pet-friendly living - ideal for singles or couples looking for a chic urban lifestyle by the sea.

The Conifers occupies a fantastic positions just yards from the vibrant village of Westbourne with its eclectic mix of cafe bars, diverse eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, impressive sandy shores with miles upon miles of scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are within comfortable 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 Waterloo.

**COMMUNAL ENTRANCE**  
Approached via secure entry with stairs to the top (third) floor - please note there is no lift.

**ENTRANCE HALL**  
Doors to all primary rooms, airing cupboard and further storage cupboard.

**KITCHEN / LIVING / DINING ROOM**  
18' 4" x 18' 4" (5.59m x 5.59m) Double glazed window to rear aspect, patio doors to balcony.

KITCHEN - Double glazed window to side aspect, contemporary mix of base and wall units with complementary work surfaces over, a range of integrated appliances to include fridge/freezer, dishwasher, washing machine, oven, electric hob with extractor over.

**BEDROOM**  
18' 4" x 9' 7" (5.59m x 2.92m) Double glazed full height windows to front aspect.

**BATHROOM**  
Frosted double glazed window to front aspect, bath with shower over, w.c, wash hand basin, radiator.

**BALCONY**  
Sunny aspect balcony with pleasant views over the communal gardens.

**MATERIAL INFORMATION**  
Tenure - Leasehold  
Length of Lease - 110 Years Remaining.  
Maintenance - £849.56 per half year.  
Management Agent - Foxes Property Management.  
Holiday Lets - Not permitted  
Pets - Pets are permitted within the terms of the lease provided they do not cause a nuisance, we advise prospective buyers to satisfy themselves fully in this regard.  
Parking - Allocated Parking and further visitor parking.  
Utilities - Mains Electricity and Mains Water.  
Drainage - Mains Drainage  
Broadband - Refer to Ofcom website  
Mobile Signal - Refer to Ofcom website  
Council Tax - Band C  
EPC Rating - TBC