

2 bed apartment to buy in BH13

Wilderton Road, Poole, Dorset, BH13 6EB

£195,000 Starting Bid

x 2 x 1 x 1

Tenure

Share Of Freehold

Allocated parking

Property features

- Being sold through 'Secure Sale' with immediate 'exchange of contracts' available
- Spacious third floor apartment with bright & airy
- Two generous double bedrooms, modern shower room with separate WC
- Large southerly-facing private

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

This property is being sold via Secure Sale online bidding. Terms & Conditions apply.

Are you searching for a spacious two double bedroom apartment offering generous proportions and excellent natural light? If so, this superb home could be exactly what you've been waiting for.

The well-appointed accommodation comprises an impressive lounge/dining room with direct access to a large southerly-facing balcony - perfect for enjoying the sun throughout the day. There is also a well-equipped kitchen/breakfast room, two generously sized double bedrooms, a modern shower room and a separate WC.

Situated on the third floor, this apartment further benefits from a garage, beautifully maintained communal gardens and lift access to all floors.

The property is offered with a share of freehold and the residue of a 999-year lease, providing long-term security and peace of mind. Additionally, it is available with vacant possession and no forward chain.

to fully appreciate the space, light and lifestyle this fantastic home has to offer.

Tenure: Share of Freehold (with a 999-year lease)

Management Company: Rebbeck Bros Property Management The Square, 10 Exeter Road, Bournemouth BH2 5AN

Maintenance: Approximately £2400 per annum (paid quarterly in advance) including water, communal cleaning, communal electrics and general maintenance

No holiday letting or pets permitted

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

Council Tax Band: C

Tenure: Share Of Freehold

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £195,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

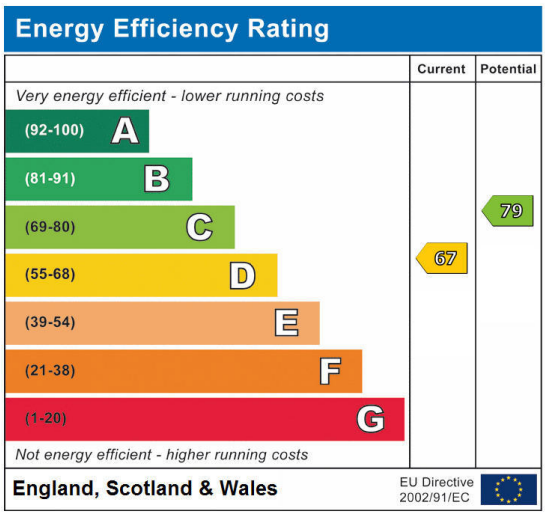
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Wilderton Road, Poole, Dorset, BH13 6EB

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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