



Large three bedroom apartment in prime location

Poole, Dorset, BH13

Guide Price £440,000



3 double bedrooms • 2 bathrooms • 1 reception rooms
• Living/dining room • Spacious hallway • Second floor apartment

Local information

Branksome Park is regarded as an extremely desirable residential location with its tree-lined roads and the local beach at Branksome Chine being just over half a mile away.

The property is located approximately midway between the town centres of Poole and Bournemouth, and is also ideally located to take full advantage of the vibrant Westbourne Village, renowned for its boutique shopping and the local leisure facilities such as the blue flag beaches and the world famous Sandbanks Peninsula. Poole has the second largest natural harbour in the world that is famous for year round water sports and the area is also renowned for its naturally mild climate.

Westbourne shops 0.8 miles
Branksome Chine 0.6 miles
Canford Cliffs 1.1 miles
Bournemouth 1.8 miles
London 110 miles and 2 hours by train
All times and distances are approximate

About this property

Savills are delighted to offer for sale this fine example of a three bedroom apartment close to the beach. This popular building offers generous well maintained communal grounds, private parking and a safe and secure environment.

Evesham Court is a very desirable building and this property could suit a wide range of buyer

including someone looking to move to lateral living or a holiday home retreat due to its excellent position. The Avenue itself is a wonderful tree lined road which takes you directly to the beach. This particular apartment is well set back from the road and comes with a share of the freehold and a private garage.

Internally the floorplan is very well configured offering an abundance of space and light, spanning an impressive 1,367 sq ft. The main bedroom measures 16'5 ft in length and offers fitted wardrobes and a well-appointed en suite. The second bedroom is also a great size, again with fitted wardrobes, and there is a third double bedroom, ideal for a guest bedroom or to be turned into a home office. The impressive 25ft living room is positioned at the rear of the property with sliding doors onto the sunny aspect, extensive balcony with a peaceful sylvan setting. The fully fitted kitchen consists of ample eye and base level units, fitted appliance leading to a spacious dining area. There is also a well-equipped family bathroom.

This property must be viewed in person to be fully appreciated.

Tenure

Guide Price £440,000

EPC rating = C

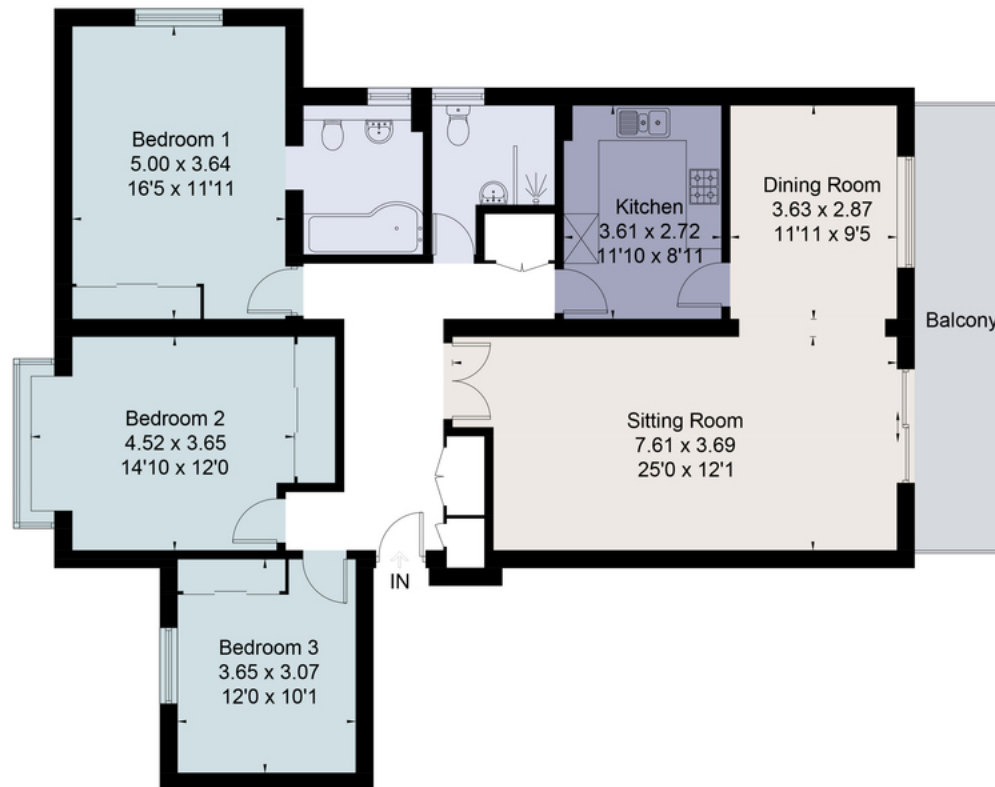
Viewing

Strictly by appointment with Savills





Approximate Area = 127 sq m / 1367 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	82
(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	

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