



£300,000

Flat 32 Gleneagles 21 The Avenue, Poole, BH13 6HH



SAXE COBURG™

Property Experts







Property Description

Saxe Coburg is thrilled to offer this well-presented ground floor apartment, situated in an incredibly sought-after location. The property is within easy reach of Westbourne High Street, which boasts a variety of restaurants, coffee shops, local amenities, and recreational facilities. It is also conveniently located near supermarkets, Branksome train station, and a regular bus service providing direct access to both Bournemouth town centre and Poole.

The internal accommodation comprises a generously sized living room, a modern fitted kitchen, a contemporary shower room, and two double bedrooms. Further benefits include a private balcony overlooking the beautifully maintained communal gardens, a garage, and the advantage of being offered to the market with no onward chain. This apartment would make an ideal first home, holiday home, or investment opportunity.

An internal viewing is highly recommended by the vendor's sole agents to fully appreciate everything on offer and to avoid disappointment.



FEATURES & SPECIFICATIONS

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- MODERN FITTED KITCHEN & BATHROOM
- GARAGE
- NO FORWARD CHAIN
- PETS PERMITTED WITH PERMISSION FROM THE MANAGEMENT COMPANY
- SPACIOUS LOUNGE / DINER
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY

Approximate Gross Internal Area 1018 sq ft - 95 sq m

Ground Floor Flat Area 869 sq ft – 81 sq m

Garage Area 149 sq ft – 14 sq m

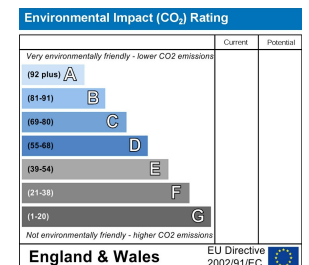
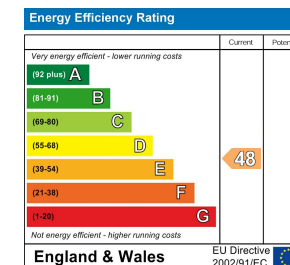


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





<https://www.saxecoburg.co.uk>

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