



Flat 12 Waters Edge Brudenell Road, Poole BH13 7NN
Guide Price £550,000 Share of Freehold





****OPPORTUNITY TO RENOVATE** A second floor TWO BEDROOM apartment with views of POOLE HARBOUR and BROWNSEA ISLAND. VACANT POSSESSION.**

- OPPORTUNITY TO RENOVATE
- TWO DOUBLE BEDROOMS
- WELL SOUGHT AFTER LOCATION
- VIEWS OF POOLE HARBOUR
- GARAGE & PARKING
- ONLY 5 MINUTES WALK FROM THE BEACH

Evening Hill

The property is located in Brudenell Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

Waters Edge is set in immaculate grounds and is offered for sale with no forward chain. The apartment would lend itself to some cosmetic updating throughout to put your own stamp on the property.

The property is situated in Brudenell Road just one road back from the sea and harbour and a very short distance to Sandbanks beach. The block is set in large manicured communal grounds and a short level walk to the beach, Tesco express and The Jazz café.

The apartment is bright and spacious with a south facing aspect. A balcony is accessed via the lounge/dining room with large picture window overlooking the harbour. There is a separate kitchen/breakfast room with an array of cupboards and drawers, including some integrated appliances.

Flat 12 is comprised of two double bedrooms, the main bedroom having sea views, fitted bedroom furniture and an en-suite shower room. There is a separate family bathroom and the second bedroom is a double with fitted wardrobes.

There is a single garage with up and over remote control door in a block in the grounds and a further allocated parking space at the front of the building.

An internal inspection to appreciate the breath-taking views is a must.

Maintenance: £1779.79 / 6 monthly

Tenure: Share of Freehold

Council Tax Band H

EPC: C

Managing Agents: Foxes Property Management.



