



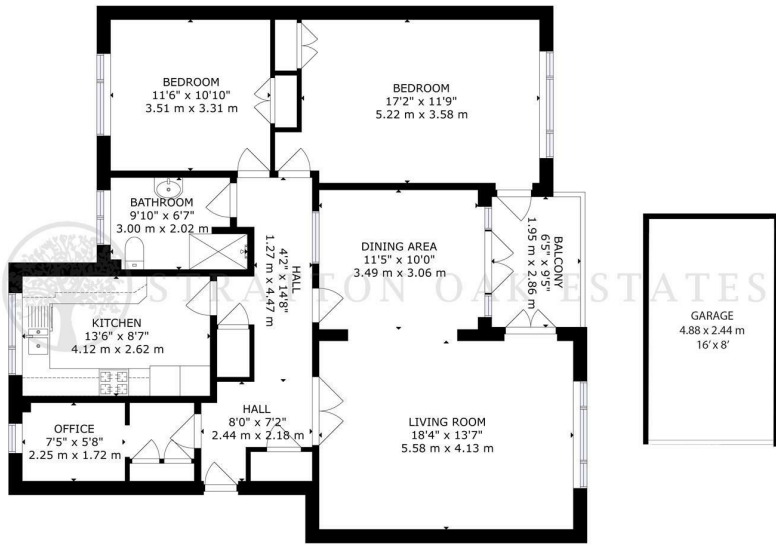
STRATTON OAK ESTATES



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Avenue Court 18-20 The Avenue, Poole, BH13 6AQ

Guide Price £325,000

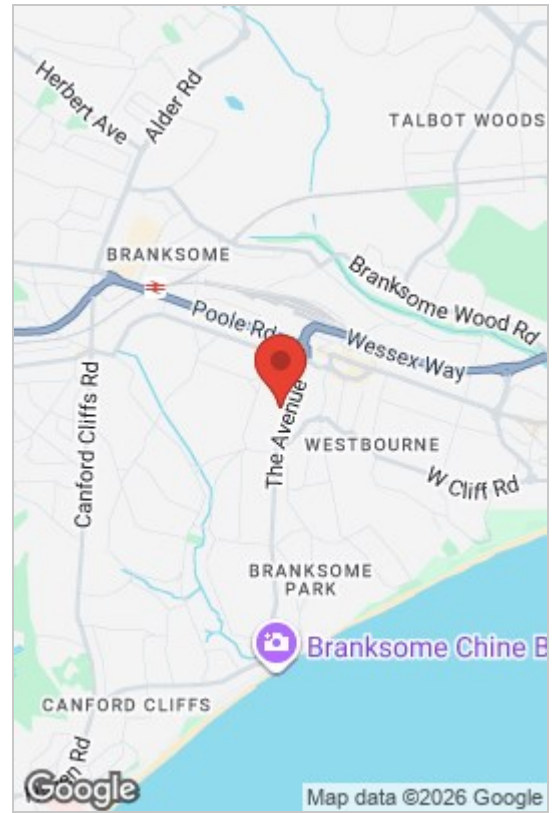


GROSS INTERNAL AREA
EXCLUDED AREAS: BALCONY: 60 sq.ft, 6 m²
TOTAL: 1156 sq.ft, 107 m²



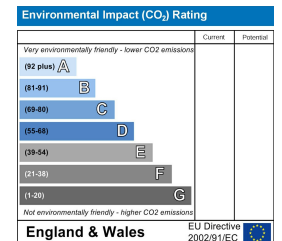
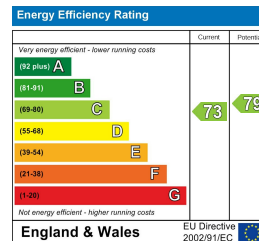
STRATTON OAK ESTATES

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Spacious ground floor apartment situated on the ever popular 'The Avenue'
- Private south facing terrace overlooking the beautifully maintained communal gardens
- Ideally positioned close to Westbourne Village, offering a fantastic range of cafes, restaurants and boutique shops
- Bright open plan living and dining area with original parquet flooring
- Located within easy reach of Bournemouth's award winning sandy beaches and scenic coastline
- Two generous double bedrooms, both benefiting from built in storage
- Garage in block, residents and visitor parking, plus share of freehold ownership
- Versatile office space with potential to create a third single bedroom

A spacious and well presented GROUND FLOOR apartment situated on the ever popular 'The Avenue', benefiting from a private SOUTH FACING terrace and share of freehold. The property offers a bright and airy open plan living and dining space with original parquet flooring and direct access onto the communal gardens. Accommodation includes two generous double bedrooms with built in storage, a versatile office space with potential for a third bedroom, and a modern family bathroom. Further benefits include a garage in block, residents and visitor parking, newly fitted combi boiler and a highly convenient location close to Westbourne Village and Bournemouth's award winning beaches.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.