

Westerham, 12 The Avenue, BH13



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Katie  Fox  
ESTATE AGENTS

# What's on offer.

This beautifully proportioned two-bedroom, two-bathroom top-floor apartment, offering a generous total internal area of 1,220 sq ft (113 m/sq) of living space. Designed to optimise light and space, this property boasts a stunning open-plan living/dining area and a fabulous south-facing private balcony.

The accommodation flows from a welcoming entrance hall that leads to a generous 22' long living room, filled with natural light from large south-facing windows. From the lounge there is direct access to the balcony perfect for relaxing or entertaining. Leading off the lounge there is also a dedicated dining room, offering an ideal setting for hosting, and a well-planned kitchen with ample storage and workspace.

Both bedrooms are excellent doubles, with the master bedroom benefiting from built-in wardrobes, balcony access, and a private en-suite shower room. The second bedroom is equally spacious and served by a modern family bathroom.

Additional features include a useful storage room, a separate hallway with plenty of additional storage and a good size garage in a separate block. The elevated position of the property ensures privacy and an enhanced sense of light throughout.







## What the owner says.

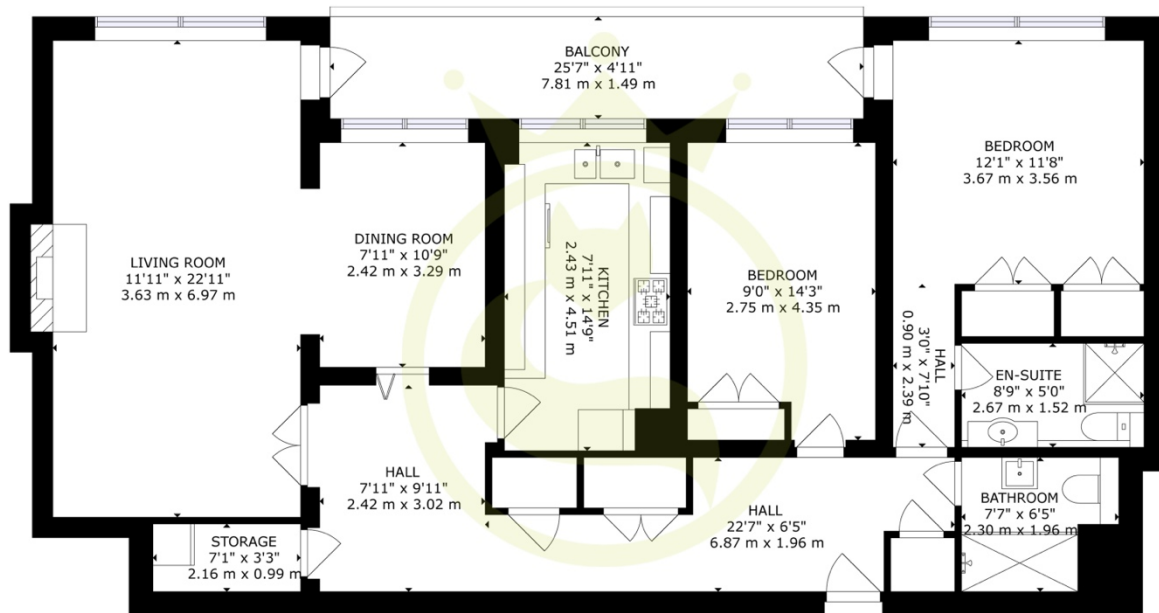
“This was our parents flat and as a family we remember many happy times here. As it is located on the top floor it has plenty of light and lovely views across the adjacent treetops. Inside it is really spacious, and the open plan lounge/dining area makes entertaining a real pleasure. The outside communal gardens are beautifully laid out and very well maintained. Even in the coldest weather, the central heating worked well and ensured that the flat was always warm and inviting. We're sad to see the place go but have many fond memories of our family times together there.”



## Where it is.

With this apartment you literally have everything on your doorstep. You can easily walk or cycle to the beach in one direction or in the other direction you have Westbourne village with its array of amenities, trendy boutiques, fashionable bars and bistros. Bournemouth and Branksome train station are both within easy reach with direct routes to Southampton, Winchester and London Waterloo making it an ideal commuters retreat. Both Bournemouth and Poole town centres are nearby as are the award winning beaches of Branksome and Canford cliffs.





GROSS INTERNAL AREA  
 EXCLUDED AREAS: BALCONY: 125 sq.ft, 12 m<sup>2</sup>  
 TOTAL: 1220 sq.ft, 113 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## Technical bits.

- Approx 1200 Sq. Ft in accommodation
- Share of freehold – 952 year lease
- Two bedrooms & garage
- Ensuite of the master bedroom
- No forward chain
- Energy rating D
- Lift Access
- Council Tax - E

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.