



Auburn Mansions, Poole, Dorset

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Asking Price **£220,000**



Introducing this stunning purpose-built one bedroom apartment, proudly brought to you for sale by Corbin & Co. This exceptional property boasts a full-width southerly aspect balcony, share of freehold, a garage, and is conveniently situated in a popular development in a prime location, with a majority of owner-occupied residences.

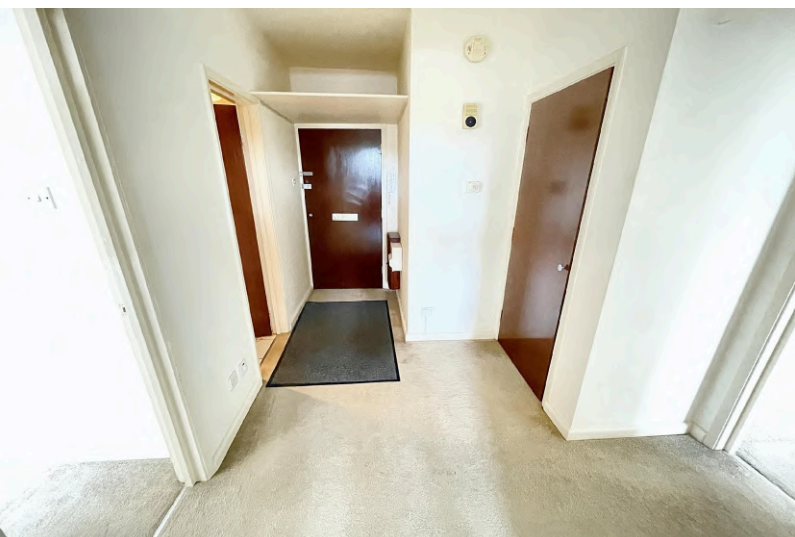
Upon entering, you are greeted by a spacious entrance hall leading to a generous 19' 7" lounge/dining room, a kitchen/breakfast room with space for a small table and chairs, a large main bedroom with access to the balcony, and a bathroom. The standout feature of this apartment is undoubtedly the expansive balcony, offering picturesque views over the communal grounds. The balcony offer a unique opportunity to enclose creating additional living space if required.

Situated in Auburn Mansions, this property is surrounded by a wealth of amenities. Just a stone's throw away is Tesco, with John Lewis and Branksome rail station a short distance down the road. Bus services connecting to the surrounding areas ensure easy access to all the area has to offer.

For those seeking leisure and entertainment, the vibrant village of Westbourne is within walking distance, offering a diverse range of cafe bars, restaurants, and boutique shops. High street names such as Marks & Spencer food hall, and Boots are also conveniently located.

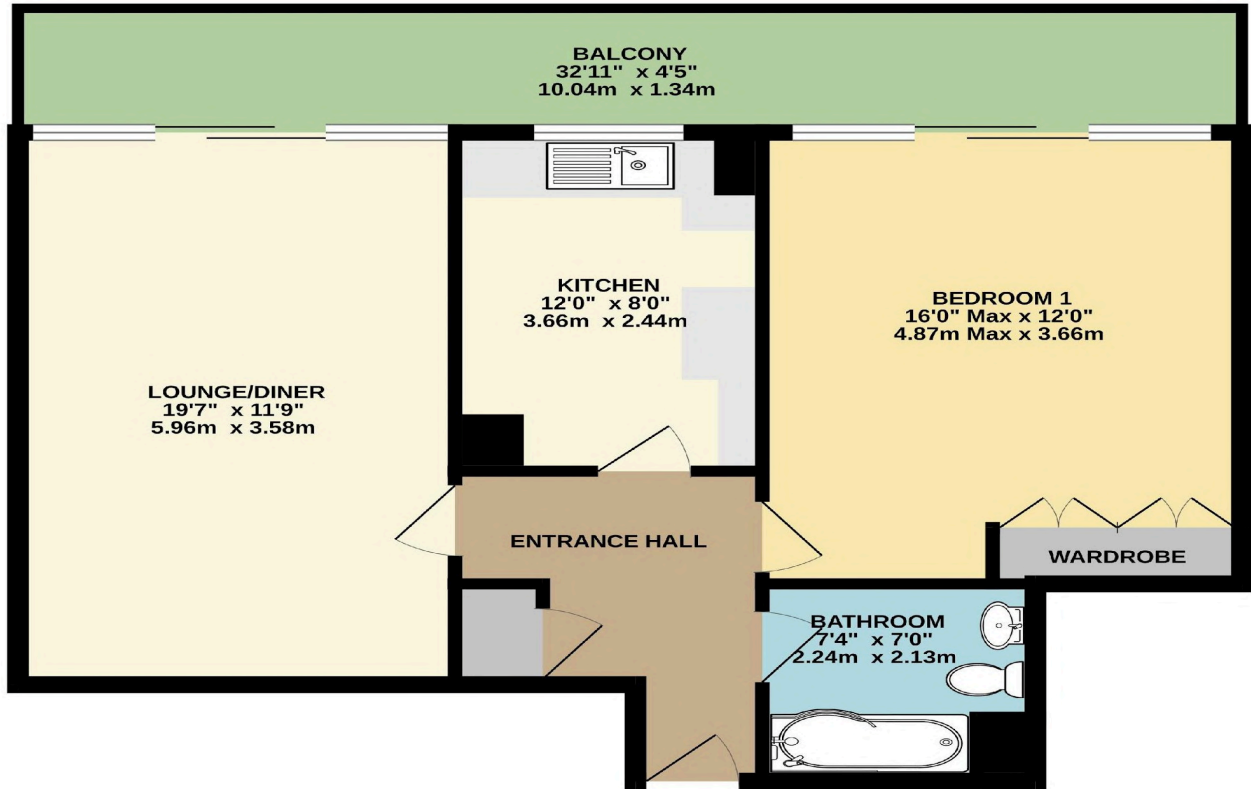
To top it off, awe-inspiring beaches stretch for miles nearby, with a promenade leading to Bournemouth and Sandbanks, a haven for water sports enthusiasts.

Don't miss this incredible opportunity - come and view this ideal buy-to-let investment or main residence today. Call us on 01202 519761 to book an appointment





GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	81
(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	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

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