

Cerne Abbas,
46 The Avenue, Branksome Park,
Poole, BH13 6HF



A spacious and well-presented three bedroom terraced townhouse forming part of this exclusive Georgian style development in a desirable Branksome Park location conveniently situated within close proximity to central Westbourne amenities and Branksome Chine beach.

Guide Price £725,000 Freehold







Situation and Description

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

Cerne Abbas is an exclusive development of Georgian style townhouses in a desirable Branksome Park location conveniently situated off The Avenue, between central Westbourne amenities and Branksome Chine Beach.

This well presented three bedroom terraced property offers spacious accommodation extending to approximately 1,717 sq ft including a large garage and basement storage. The property also benefits from a private low maintenance patio terrace with beautifully maintained adjoining communal gardens.

The property is approached via steps with railings leading up to the front entrance with covered porch.

On entering the property, you have a reception hall with a built-in cloaks storage cupboard.

The kitchen/breakfast room offers a range of traditional style fitted units with integrated appliances, servery to dining room and a fitted breakfast bar.

Located in the middle of the property is a dining room with an open plan gallery overlooking the main living room.

There are steps down from the reception hall to a lower lobby with an adjoining guest cloakroom. The main living room benefits from high ceilings with full height picture windows and door opening to a private patio terrace and communal gardens beyond.

Stairs from the reception hall lead to the first floor landing.

The main bedroom overlooks the gardens and has a dressing area with fitted wardrobes and a fully tiled en-suite bathroom.

There are two further bedrooms served by a fully tiled family bathroom with separate shower unit, airing cupboard and access to the loft space.

Externally the property enjoys a private low maintenance west facing patio terrace with a pleasant outlook and direct access to the well maintained and beautifully established communal gardens.

The front driveway has a covered storage area to one side housing the gas meter. There is also a large garage with electric door and an adjoining utility room housing the electric meter and useful storeroom.

Cerne Abbas Residents Association:
Quarterly Service Charge £375. To include:
Buildings insurance, Estate lighting, Estate water for communal gardens, Up keep of communal gardens and tree work, General estate repairs and some external decoration.

Council Tax Band G

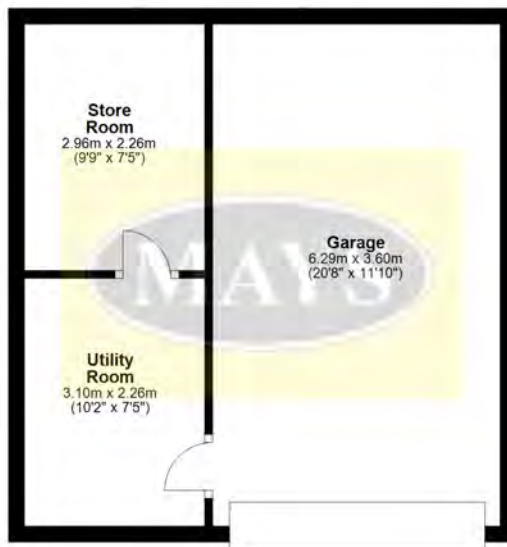
Agents note:

The property cannot be let for periods less than three months and permission is required for any pets at the property.

- Town house in exclusive Georgian style development
- Close to Westbourne and Branksome Chine beach
- Accommodation extending to approximately 1,717 sq ft
- Entrance Hall and Guest cloakroom
- Living room and separate dining room
- Kitchen breakfast room with integrated appliances
- Three good sized bedrooms
- Two bathrooms (one en-suite)
- West facing patio and communal gardens
- Large garage with utility room and store

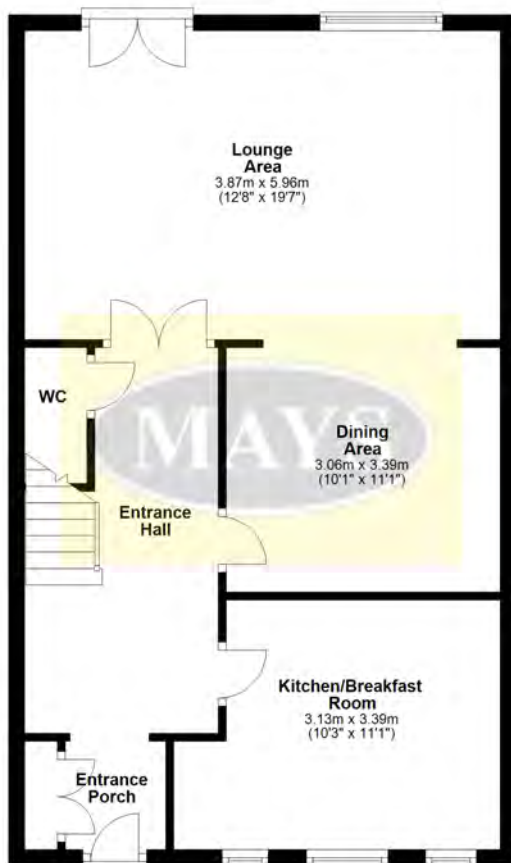
Basement

Approx. 37.2 sq. metres (400.2 sq. feet)



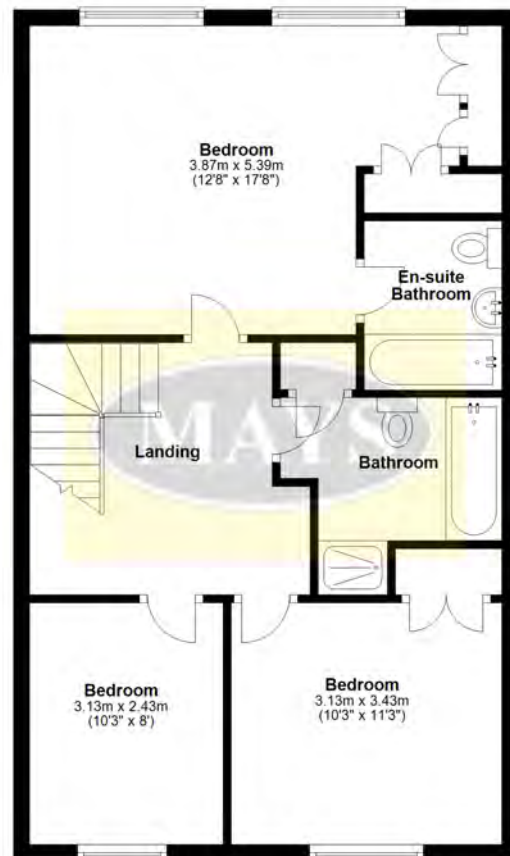
Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 159.6 sq. metres (1717.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556005)

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(92-100) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE:

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

290 SANDBANKS ROAD
 LILLIPUT, POOLE, DORSET BH14 8HX
 TEL: 01202 709888
 FAX: 01202 707648
 EMAIL: POOLE@MAYSESTATEAGENTS.COM

