



The Avenue, Poole BH13 6AL







## Property Summary

We are proud to present this beautifully appointed ground floor three-bedroom apartment available to rent in a highly sought-after location. Set within a well-maintained development, this modern and spacious flat is perfect someone seeking a stylish living in a peaceful setting. With its bright and airy interiors, contemporary fittings, and balcony overlooking the communal green.



## Key Features

- Ground floor three bedroom apartment
- Three double bedrooms
- Garage
- Two bathrooms
- Modern finish throughout
- Fully fitted kitchen with built-in appliances
- Balcony from the living room
- Well maintained communal gardens
- Unfurnished
- Situated in a prime location





## About the Property

The apartment features a welcoming entrance hall with ample built-in storage, leading to a fully fitted modern kitchen complete with integrated appliances including a fridge-freezer, ceramic hob, oven, dishwasher, washing machine, and separate dryer. The lounge/diner offers an ideal space for relaxing, with direct access to the balcony. The master bedroom is a spacious, featuring built-in wardrobes, a side door to the balcony, and an abundance of natural light. The second and third double bedrooms both include convenient storage cupboards, making the space practical.

There are two well-equipped bathrooms: the main bathroom features a bath with overhead shower, toilet, sink, and heated towel rail, while the second bathroom offers a separate shower cubicle, toilet, sink, and heated towel rail. The property is presented unfurnished and benefits from gas central heating, a garage, and additional first-come, first-served parking. With its prime ground floor position and a balcony overlooking the communal gardens, this apartment offers a rare blend of comfort, space, and contemporary living.

Council Tax band: D

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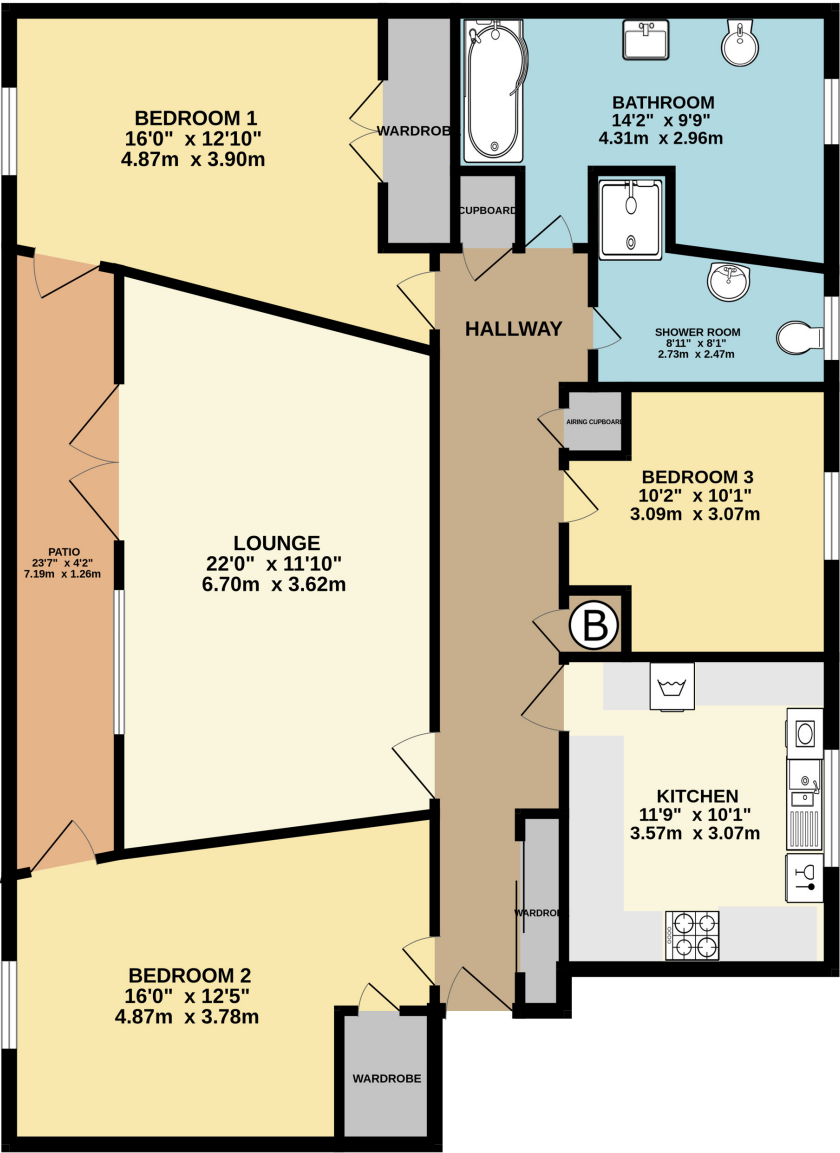
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Mays are part of the Property Ombudsman Scheme TPO - DO3138





GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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## About the Location

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 area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.



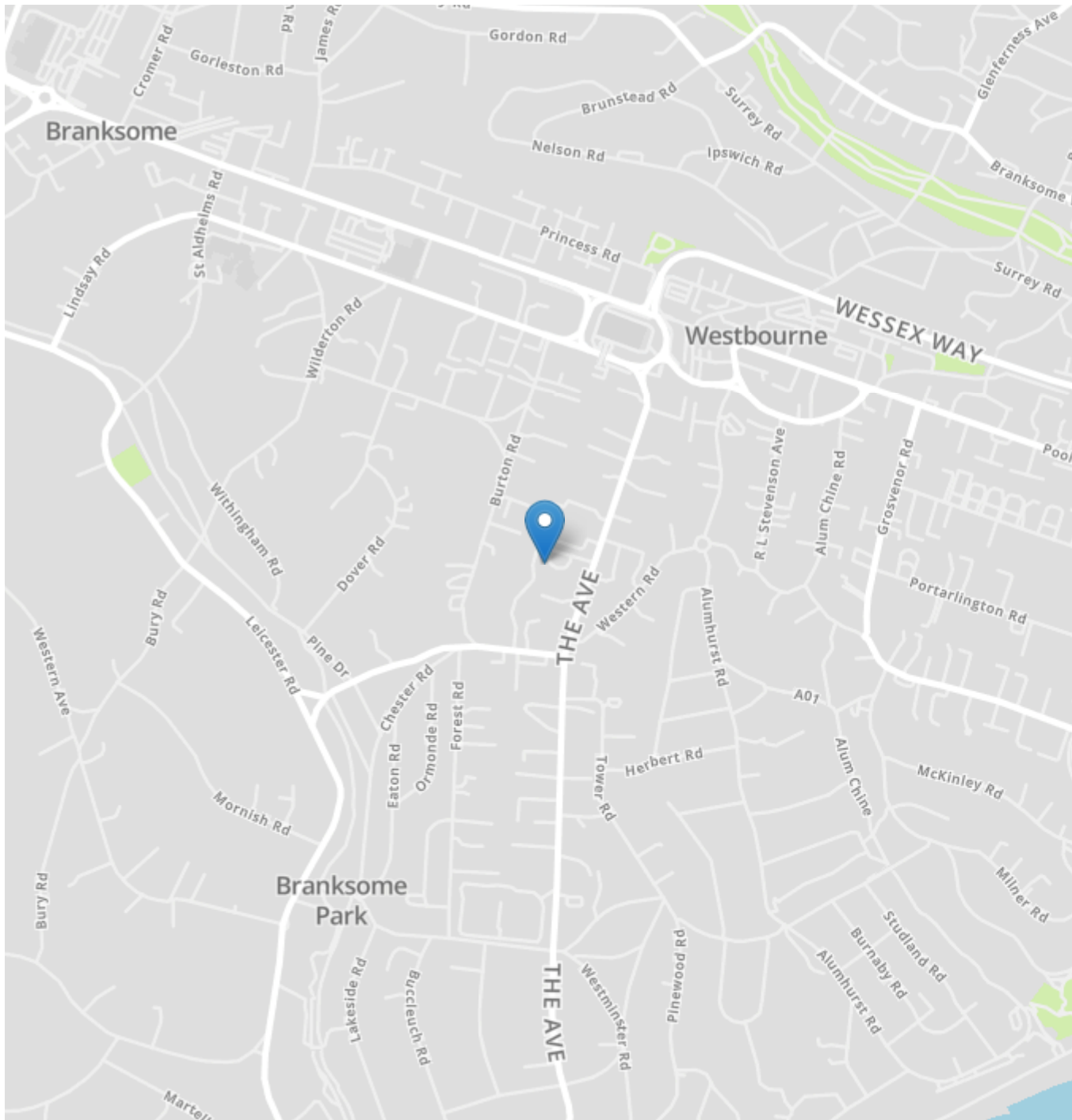
## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### Mays Lettings

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