

Greenacres

22 The Avenue, Branksome Park BH13 6AL

Guide Price £380,000





## Property Summary

A charming ground floor apartment situated in an idyllic location, with pleasant outlook onto the well tended communal grounds. Offering flexible accommodation and room for improvement, offered to the market with no forward chain.



## Key Features

- In need of updating and modernisation throughout
- Flexible and versatile accommodation
- Ground floor apartment overlooking the beautifully manicured gardens
- Two/three bedrooms
- Two bathrooms
- Garage in block
- Communal swimming pool
- Prestigious Branksome Park location
- No forward chain
- Council tax band D



## About the Property

Upon entering the property you are welcomed by a wide entrance hall offering storage cupboard and access into the principal accommodation.

The lounge offers a bright and airy aspect, with sliding doors leading onto the balcony. The kitchen has a range of eye and low level units with space for a breakfast table.

There are two/three bedrooms, all double in size. This offers flexible accommodation with scope for a home office or separate dining room. Two of these bedrooms benefit from fitted wardrobes and doors leading onto the balcony. Further benefits include two bath/shower rooms which complete the accommodation.

Greenacres is an extremely popular development, with beautifully manicured grounds together with a heated communal swimming pool. The visitor parking is on a first come, first served basis and the property also has a garage.

Tenure: Share of Freehold

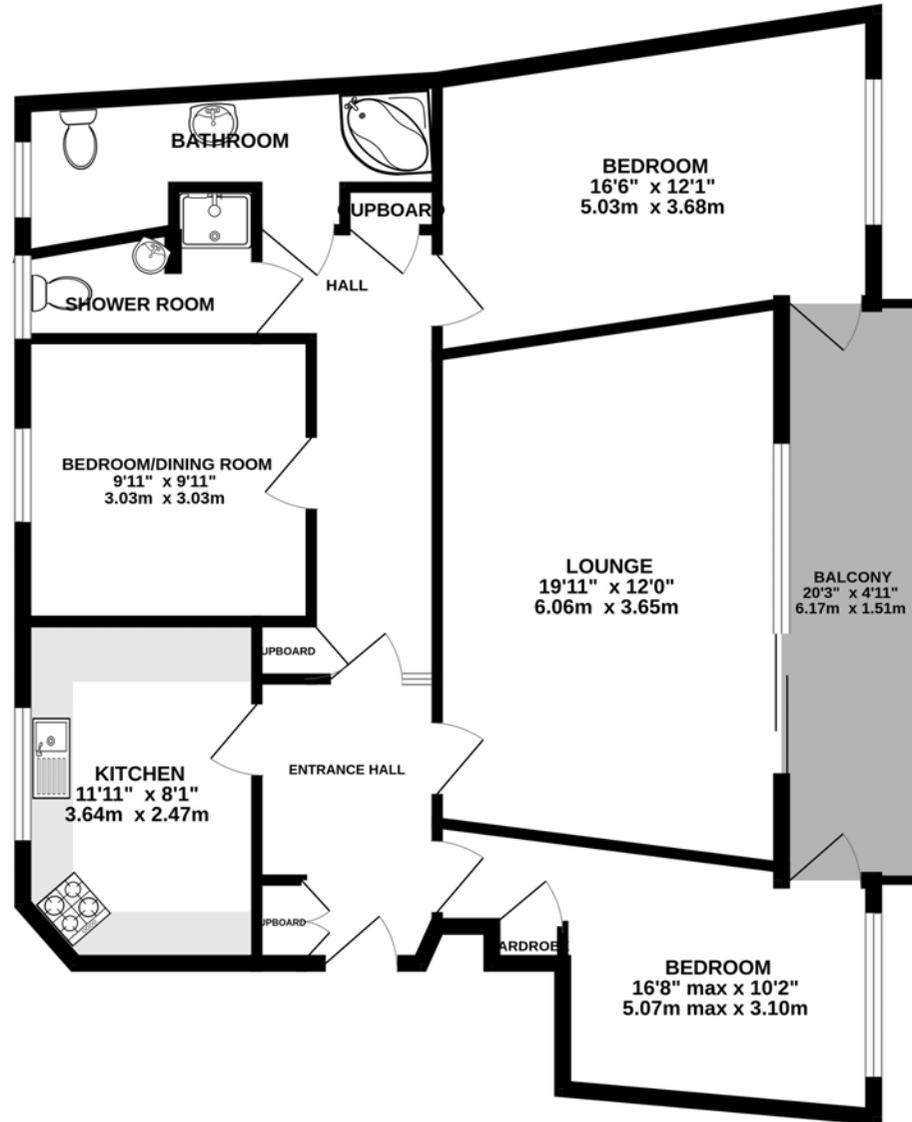
Lease Length: New 999 year lease issued upon completion of the sale

Service Charge: £1,888.52 per half year (£3,777.04 per annum)

We have been advised that pets are permitted within the development however holiday lets are not.



# GROUND FLOOR





## 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 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.



## 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 clients homes for more than 25 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 nearly 30 years.

