



Greenacres, The Avenue, Poole BH13 6AJ







## Property Summary

We are proud to present this beautifully appointed three-bedroom, two-bathroom first-floor apartment located in the prestigious Branksome Park, BH13. Set within an elegant development and surrounded by landscaped communal gardens, this spacious home offers the perfect combination of style, comfort, and convenience. With easy access to local amenities and award-winning beaches the apartment presents a rare opportunity to enjoy luxury living in one of the South Coast's most desirable residential areas.



## Key Features

- Spacious & elegant first-floor apartment in prestigious Branksome Park
- Expansive lounge/dining room leading to a large private balcony
- Modern kitchen
- Principal bedroom with fitted wardrobes & balcony access
- Two further bedrooms
- Separate modern shower room and a family bathroom
- Quality finish throughout the apartment
- Beautifully landscaped communal gardens
- Private garage & residents' parking
- Unfurnished



## About the Property

The property is accessed via both stairs and lift, leading into a generous reception hall that flows through the home. A modern and well-equipped kitchen sits to the front of the apartment, complete with high-quality stone worktops and integrated appliances. At the heart of the property is a bright and expansive lounge/dining area. French doors open out onto a large private balcony with a tranquil, leafy outlook — also accessible from both the principal and second bedrooms.

The main bedroom is naturally beautifully and features fitted wardrobes that offer ample storage. The apartment further benefits from two stylish bathrooms: separate shower room and a contemporary family bathroom suite, providing flexibility. Externally, the property boasts a private garage, additional residents' parking, and access to the impeccably maintained communal gardens. With various seating areas ideal for outdoor dining or peaceful retreat, this development offers a true sense of community. Available unfurnished and viewing highly recommended.

Council Tax Band: D

Mays Residential Lettings are members of ARLA Propertymark.

Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

Mays are part of the Property Ombudsman Scheme TPO - DO3138

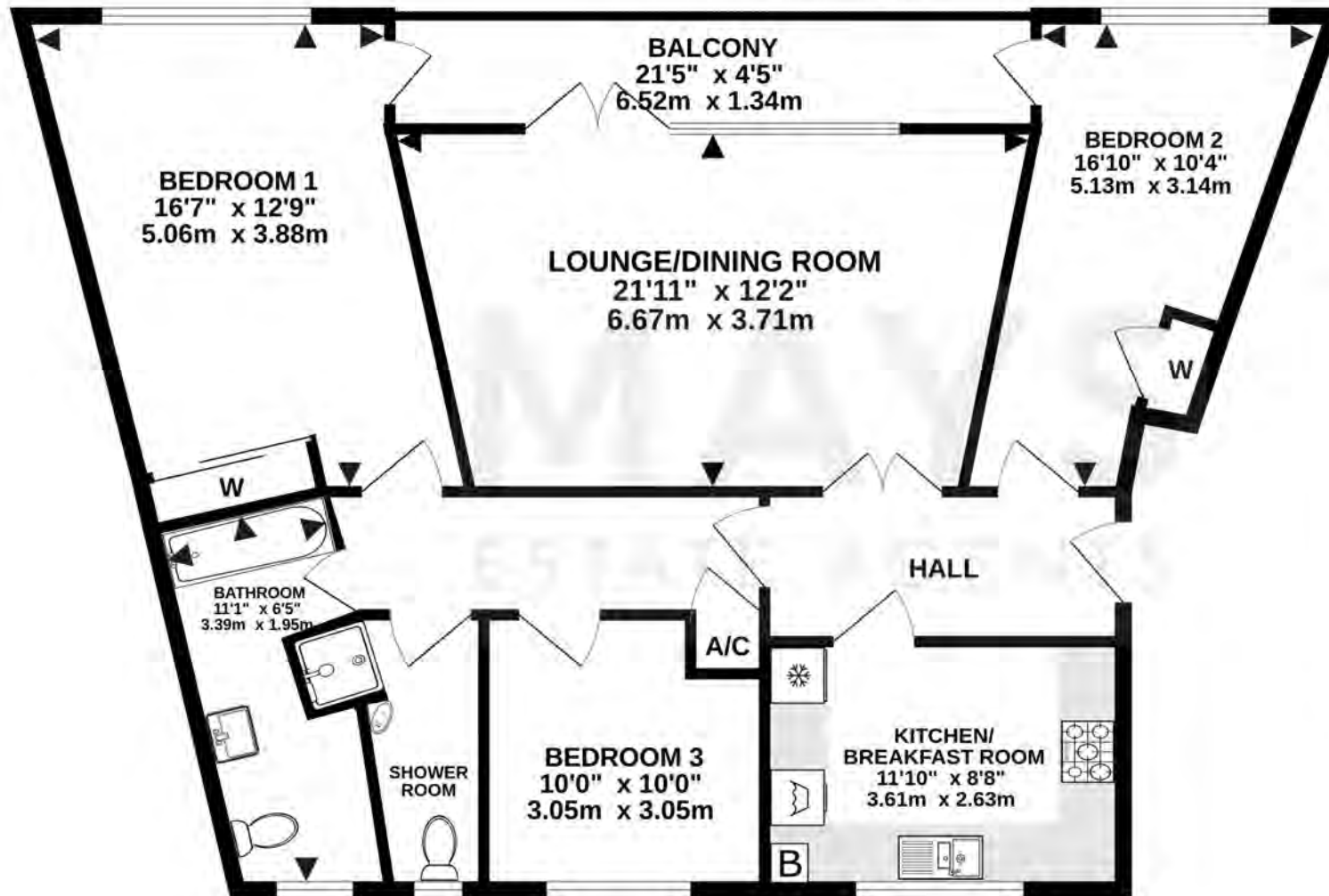




# INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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.  
Made with Metropix ©2025



OUTBUILDING  
143 sq.ft. (13.3 sq.m.) approx.

1ST FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.





## About the Location

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.

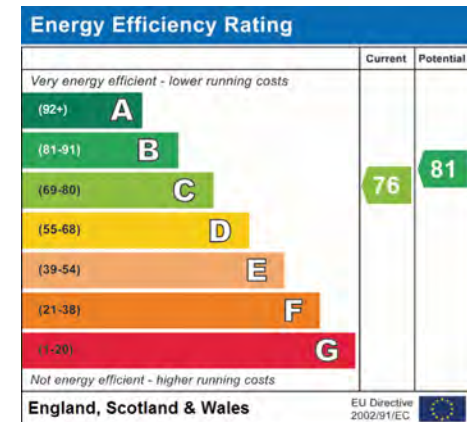
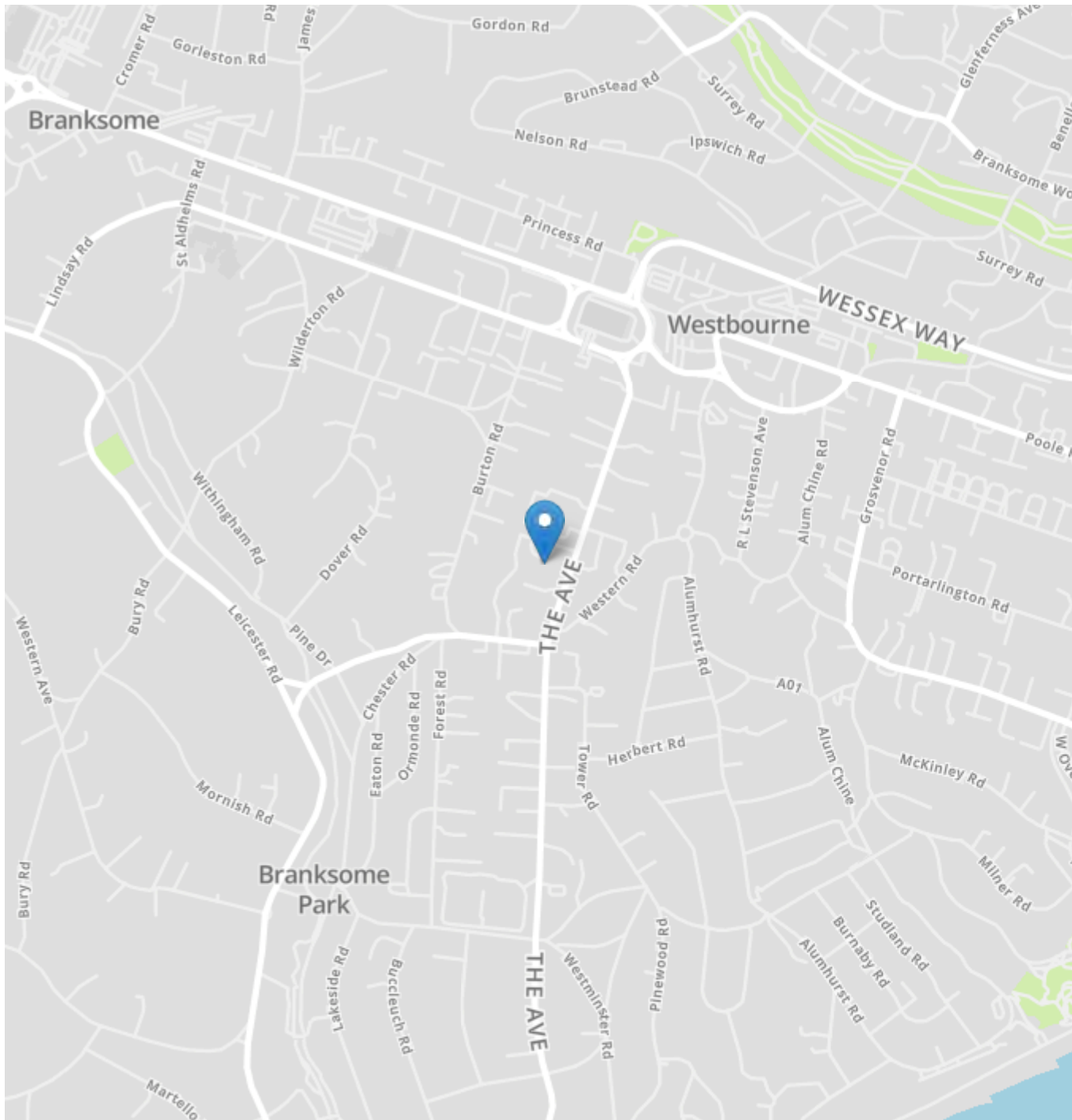


## About Mays

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.



### Mays Lettings

Mays Residential Lettings are members of ARLA Propertymark. Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme. Mays are part of the Property Ombudsman Scheme TPO - DO3138

### Mays Estate Agents - LETTINGS

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com)

[www.maysestateagents.com](http://www.maysestateagents.com)

**MAYS**  
ESTATE AGENTS