

Flat 7 St James Court  
26 The Avenue,  
Branksome Park, BH13 6BF



A light and spacious three bedroom third floor apartment with an enclosed south facing balcony and private garage in a desirable Branksome Park development conveniently situated within close proximity to central Westbourne amenities and Branksome Chine beach.

Guide Price £475,000  
No forward chain







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## Situation and Description

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive enclaves 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.

St James Court is a sought-after development located on the corner of The Avenue and Western Road approached via a long driveway and set within well maintained private grounds. This light and spacious three bedroom apartment is located on the third floor extending to approximately 1,263 sq ft including a delightful enclosed south facing balcony overlooking the communal gardens.

The apartment is approached via a well maintained communal entrance lobby with stairs and lift to all floors.

On entering the property, you have a large reception hall with video entry phone system, built-in cloaks storage cupboard and separate airing cupboard.

Double doors open to a sizeable dual aspect L-shaped lounge/dining room with an adjoining fully enclosed balcony/sun room enjoying a southern aspect.

The separate kitchen/breakfast room with a window, offers a range of fitted units in white with integrated oven, hob, dish washer, fridge and freezer. There is also space and plumbing for further appliances, cupboard housing the boiler and an area for a table.

The main bedroom with fitted wardrobes has a fully tiled en-suite bathroom and the two further good sized bedrooms are served by a separate shower room/guest cloak room.

The apartment is also conveyed with a private garage located in a separate block plus resident and guest parking within the grounds.

### General Information:

Tenure - Share of freehold with 999 year lease from January 2002 with a peppercorn rent.  
Management Company - 26 The Avenue Management Company Ltd.

Annual maintenance - Paid half yearly & amounts to £1,225 maintenance & £525 sinking fund making the payment £1,750 twice a year.

The service charge covers the general maintenance of the outside of the buildings including walls & fences, gardening, general cleaning & upkeep including decoration of the common areas & window cleaning.

No holiday lets permitted.

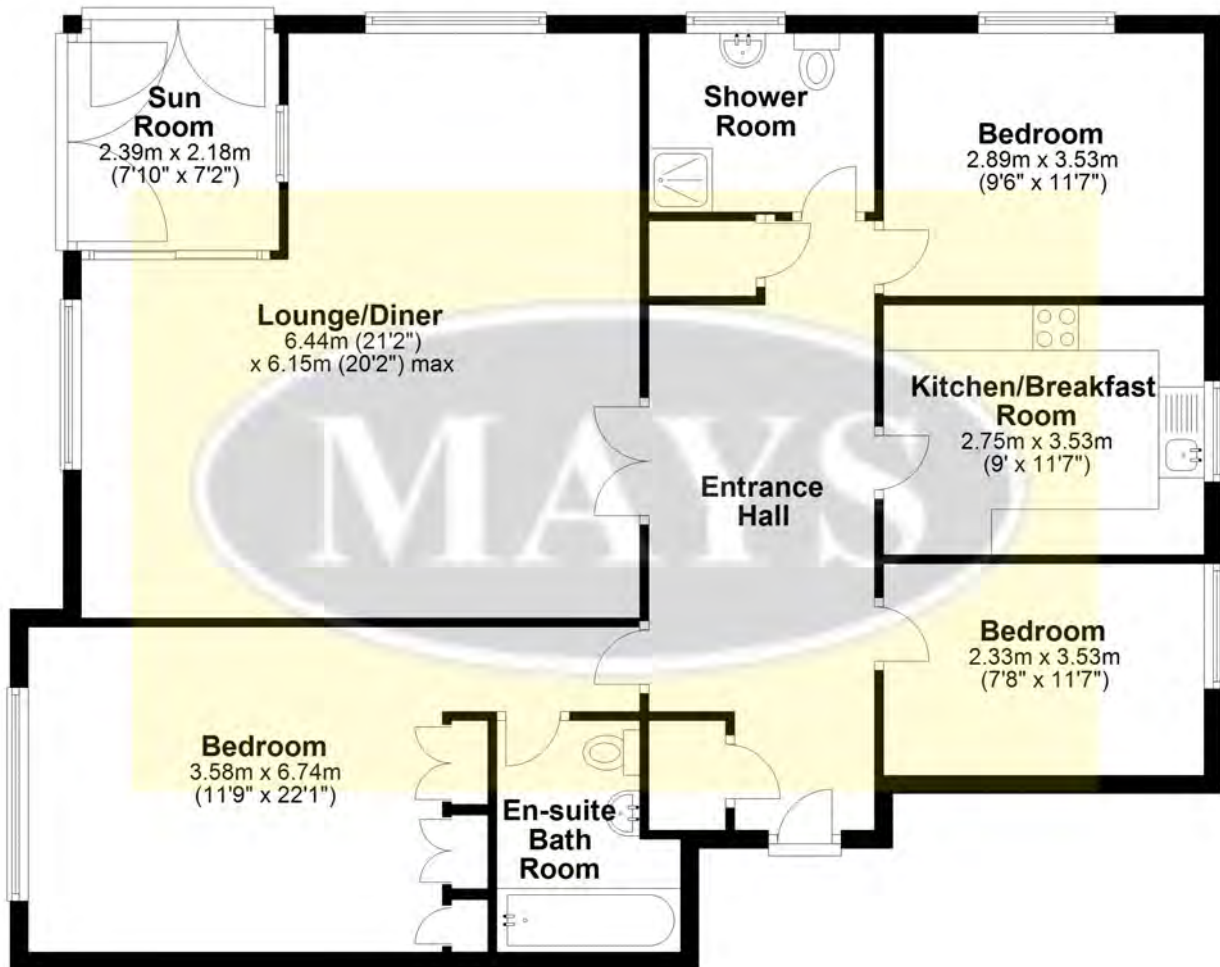
No pets allowed.

Council Tax band F.

- Spacious third floor apartment
- Approximately 1,263 sq ft.
- Large reception hall
- L-shaped lounge/dining room
- South facing balcony/sun room
- Kitchen/Breakfast room
- Three good sized bedrooms
- En-suite bathroom & shower room
- Entry phone and lift service
- Communal gardens
- Private garage
- Resident & guest parking

### Third Floor

Approx. 117.3 sq. metres (1263.0 sq. feet)

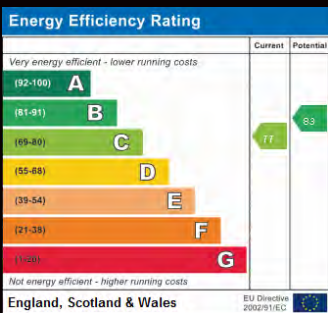


Total area: approx. 117.3 sq. metres (1263.0 sq. feet)

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Plan produced using PlanUp.







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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.

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