



**The Pines, 38 - 40 The Avenue, Branksome Park,
Poole, Dorset, BH13 6HJ**

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SHARE OF FREEHOLD £375,000

A delightful, well presented, 3 double bedroom, 2 bathroom, third floor apartment on the south westerly wing of this popular development, which is approximately half a mile to the beach and sea. This delightful apartment has a south facing balcony and enjoys a sunny aspect throughout the whole day. The property has a spacious lounge, with separate dining area, modern kitchen with integrated appliances, en suite shower room to the master bedroom, along with a garage. The Pines is a well run, self-managed development of 30 flats set in 2 blocks, over 7 floors with a penthouse. Set in spacious communal gardens, with entryphone system, visitor parking and lifts servicing all floors.

- Well presented third floor 3 double bedroom apartment
- A very bright flat, set on the south westerly wing, so enjoying sun throughout the day until it sets
- Generous main reception room with lounge and dining areas
- South facing balcony
- Modern kitchen fitted in a range of high gloss units with Neff integrated appliances to include oven, electric hob with extractor over, dishwasher, washer/dryer, under counter fridge and freezer. There is a recess with space for further fridge/freezer
- Master bedroom with ensuite shower room and fitted wardrobes
- 2 further bedrooms with fitted wardrobes
- Spacious entrance hall with 2 good size storage cupboards
- Fully tiled family bathroom with shower over the bath
- Garage parking
- Gas central heating, with new boiler installed in 2020 which is still under warranty

The Pines is situated on this beautiful tree lined avenue, just over half a mile from the award winning Branksome beach and similar distance from Westbourne, with its range of shops, restaurants, bars and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as mainline rail stations at Branksome and Parkstone. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour, and the recently opened Rockwater restaurant at Branksome Chine.

Lease Length: 999 years from 1999

Maintenance Charges: £565 per quarter

COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

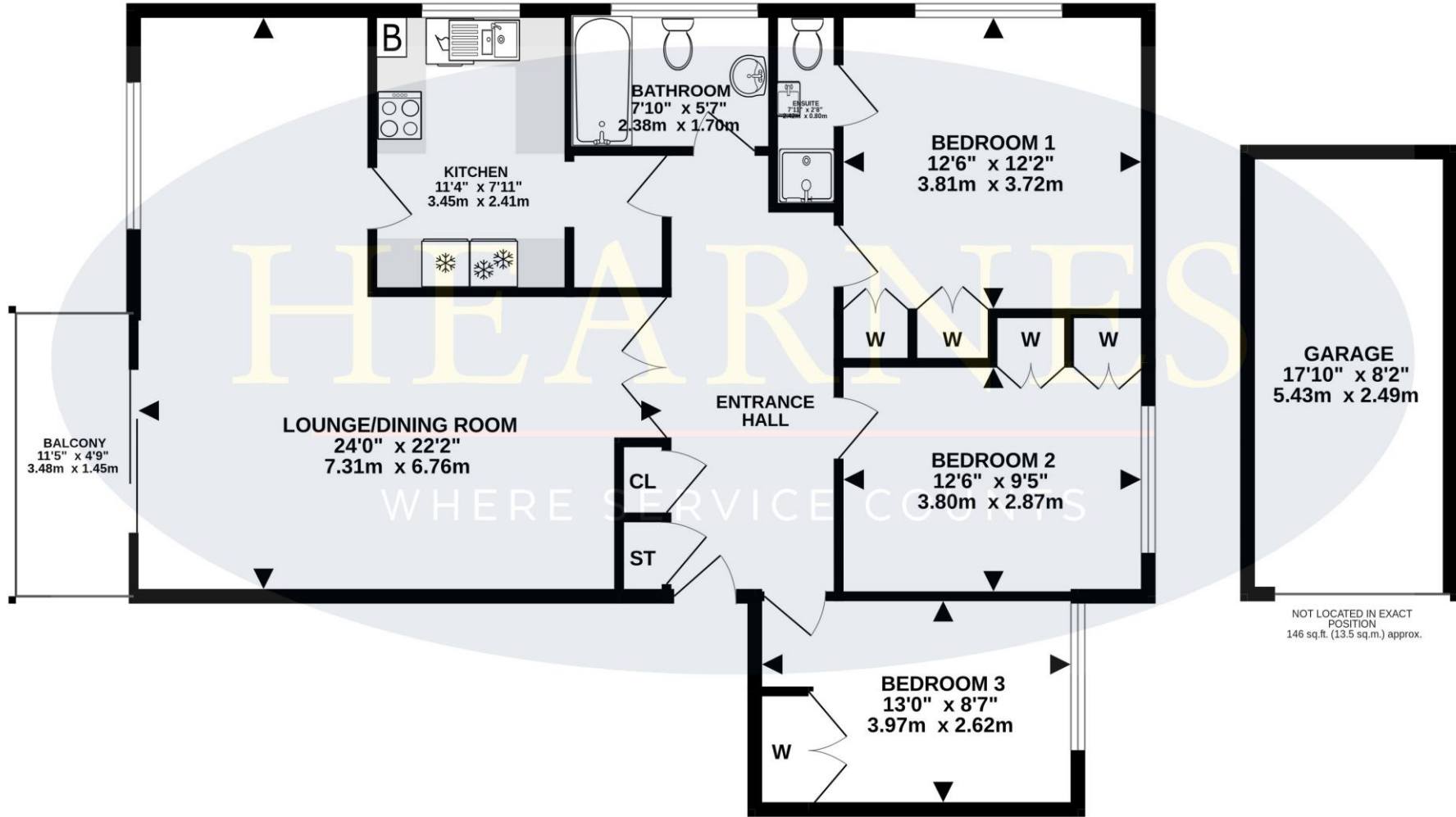




TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

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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NOT LOCATED IN EXACT POSITION
146 sq.ft. (13.5 sq.m.) approx.

2ND FLOOR
1131 sq.ft. (105.0 sq.m.) approx.





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