

Kingsgate

7 The Avenue, Branksome Park BH13 6AE

Offers in excess of £300,000

**MAYS**  
ESTATE AGENTS







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## Property Summary

A well appointed two double bedroom second floor apartment with a large west facing sun balcony. The property is ideally located a short level walk away from the vibrant Westbourne Village with a Marks & Spencers foodhall, cafes and a selection of exclusive boutiques and independent shops.



## Key Features

- Second floor apartment
- Lounge/dining room with treetop views
- Modern kitchen
- Two double bedrooms
- Bathroom & separate cloakroom
- Excellent storage throughout
- Spacious west facing sun balcony
- Passenger lift
- Garage
- Short level walk to Westbourne Village





## About the Property

The main entrance is via an entry phone system for the residents privacy and security and the apartment is accessed via stairs or a passenger lift. On entering the apartment you are welcomed by a spacious entrance hall with a deep built in storage cupboard and doors leading to all the principal rooms.

The lounge/dining room enjoys a double aspect with plentiful space for a dining table and chairs. A sliding patio doors opens out on to a spacious west facing balcony with delightful treetop views a perfect setting for relaxing, dining and entertaining. The separate kitchen has a good range of units with a built in eye level oven, inset hob and extractor hood over, ample work surfaces and space and plumbing for a washing machine and dish washer.

There are two good size double bedrooms both with build in wardrobes incorporating hanging and shelving space. The family bathroom comprises of a bath with shower attachment & screen, wash hand basin and low level WC. There is also an additional separate cloakroom.

The grounds are beautifully manicured, mainly laid to lawn with numerous evergreens and shrubs. There is some visitors parking spaces and a garage conveyed with the apartment.

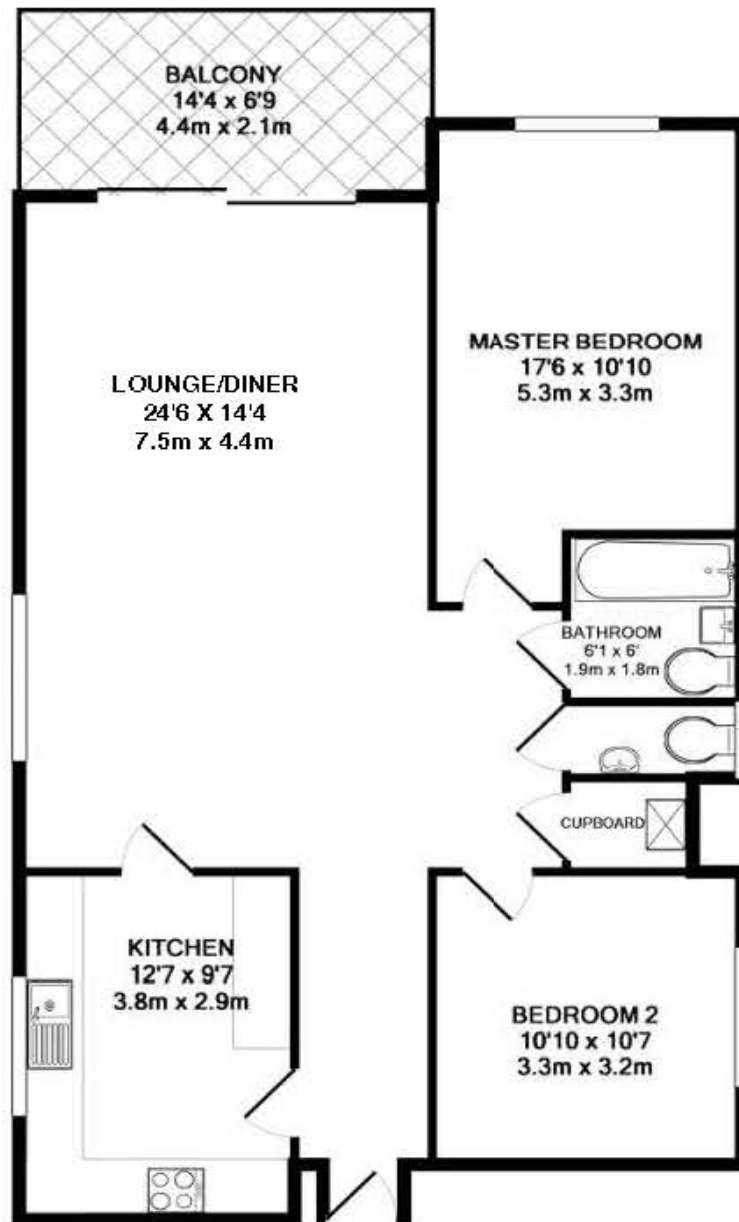
Viewing highly recommended.

Tenure: Share of Freehold

Service charge: Approximately £3,100 per annum

Council Tax Band: D

Note: Pets are not permitted in this development



TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

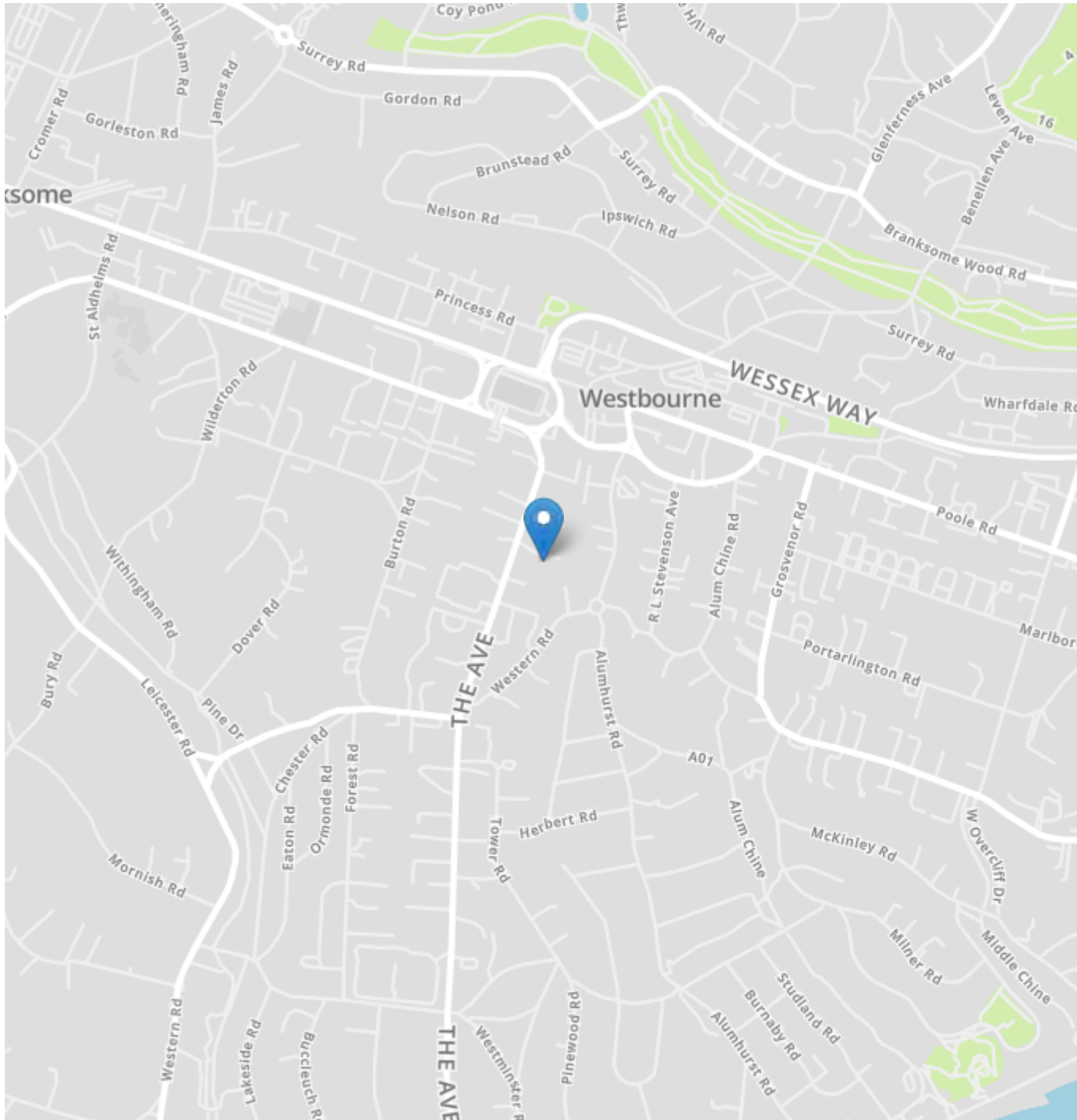


## About Mays

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 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>	69	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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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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