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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1226sq.ft. (113.9 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.  
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GROUND FLOOR  
 1249 sq.ft. (116.1 sq.m.) approx.



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Flat 1, Headinglea, 5 The Avenue, BRANKSOME PARK BH13 6AA

£520,000

### The Property

We are delighted to market for sale this stunning two bedroom apartment located within this exclusive, gated development in the sought after area of Branksome Park. The property occupies a ground floor position and affords extremely generous and well proportioned accommodation through with many features, in particular an impressive living/dining room with feature full drop glazing and sun room with double opening doors to the sun terrace. In addition, there is a generous 'L' shaped reception hallway, well appointed and fully integrated kitchen/breakfast room, master bedroom with dressing room and en-suite shower room, bedroom two and bathroom. Externally, mature and well established grounds surround the block and there is an underground parking space conveyed with the apartment.

Headinglea is well positioned to take advantage of walking distance to the bustling village of Westbourne with its many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are close by as are glorious sandy beaches with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE HALL

Secure entry system with door through to the subject apartment.

### 'L' SHAPED RECEPTION HALL

Generous reception hall with airing cupboard and cloaks cupboard.

### LOUNGE/DINING ROOM

22' 3" x 19' 8" (6.78m x 5.99m) maximum measurements. A particular feature of the apartment is the impressive lounge/dining room with feature full drop UPVC double glazed windows allowing natural light to flood the room, additional UPVC double glazed window, feature fireplace, radiator, door to sun room.

### SUN ROOM

11' 1" x 9' 10" (3.38m x 3.00m) A lovely feature of the home with full drop UPVC double glazed windows with double opening doors to the terrace.

### TERRACE

Enjoying a pleasant aspect with ample space for garden furniture and potted plants.

### KITCHEN/BREAKFAST ROOM

17' 5" x 12' 0" (5.31m x 3.66m) Well appointed kitchen equipped with a contemporary range of gloss finished wall and base units with contrasting work surfaces, feature complimentary splash back, return work surface incorporating breakfast table, built-in four point Neff electric hob and built-in Miele double oven, integrated appliances to include fridge/freezer, washing machine and dishwasher, feature rear aspect UPVC double glazed windows, radiator.

### BEDROOM ONE

17' 1" x 10' 4" (5.21m x 3.15m) up to built-in wardrobes. Pleasant aspect via the full drop UPVC double glazed windows, radiator, range of fitted bedroom furniture, archway to dressing area.

### DRESSING AREA

6' 3" x 5' 9" (1.91m x 1.75m) Range of fitted wardrobes with dressing table and overhead storage, door through to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c. Heated towel rail and UPVC frosted double glazed window.

### BEDROOM TWO

12' 9" x 10' 10" (3.89m x 3.30m) UPVC double glazed window, extensive range of wardrobes and drawers.

### BATHROOM

Suite comprising panelled bath with glass shower screen and shower fitment, low level w.c., and vanity unit with wash hand basin. Heated towel rail.

### OUTSIDE

Gated approach leads through to beautifully maintained grounds which are stocked with an abundance of planting and mature trees surround.

### UNDERGROUND PARKING

An allocated underground parking space is conveyed with the apartment.

### TENURE - SHARE OF FREEHOLD

Lease Length - Extended to 999 years in 2020  
Maintenance - £2,217.00 per annum (paid half yearly) and includes buildings insurance, utilities for communal areas, cleaning including all windows and communal areas, gardening, general maintenance and administration/management fees.

### COUNCIL TAX - BAND F