

Avenue Court

18-20 The Avenue, Branksome Park BH13 6AH

£725,000





## Property Summary

A luxuriously appointed and newly renovated three/four double bedroom ground floor apartment set within a desirable Branksome Park location in close proximity to vibrant Westbourne village and Branksome Chine Beach.



## Key Features

- Newly renovated ground floor apartment
- Extending to approximately 1763 sq ft
- Stunning level of finish
- Three/Four double bedrooms
- Two luxury bath/shower rooms
- Open plan lounge/dining room
- Modern kitchen
- Separate WC & Utility Room
- In close proximity to Branksome Chine Beach
- Private garage and visitor parking



## About the Property

This spacious and luxuriously appointed three/four double bedroom ground floor apartment has been newly renovated throughout and offers versatile accommodation extending to approximately 1763 sq ft.

The property is offered for sale as a perfect main residence or second home presenting a flawless level of finish throughout and one level living within close proximity to central Westbourne amenities and Branksome Chine Beach.

On entry, a spacious hallway leads to a fantastic open plan lounge/dining room with well-defined eating and relaxation areas - perfect to enjoy with family and friends. French doors offer direct access out to one of two private patio terraces and communal garden access.

Two sets of internal double doors lead to an optional bedroom via the main lounge area and offers a great space for those seeking a disconnected guest bedroom or separate office/study room. A storage cupboard and WC/utility room can also be found off the connecting inner hallway.

A quality modern kitchen serves the apartment with feature lighting and a quartz stone worktop with gas hob and two cookers, full length individual fridge, full length freezer, wine fridge plus an integrated dishwasher and feature peninsula breakfast bar.

The spacious main bedroom overlooks the manicured communal lawn and is located towards the end of the apartment with luxury fully fitted wardrobes.

Bedroom two offers an integrated wardrobe and bedroom three is currently arranged as a second lounge reception and offers French doors and access out to an additional private patio terrace.

Two luxury bath/shower rooms complete the accommodation with feature lighting, walk in shower facilities and quality sanitary ware – a real selling point to this apartment.

Externally, the property has a private garage with power, use of visitors parking and a communal lawn area.

Tenure; Share of Freehold

Annual maintenance charge; Approximately £2000

Managing Agents; Hawk Estates 01202 283630 [info@hawkestates.co.uk](mailto:info@hawkestates.co.uk)

No holiday lets permitted

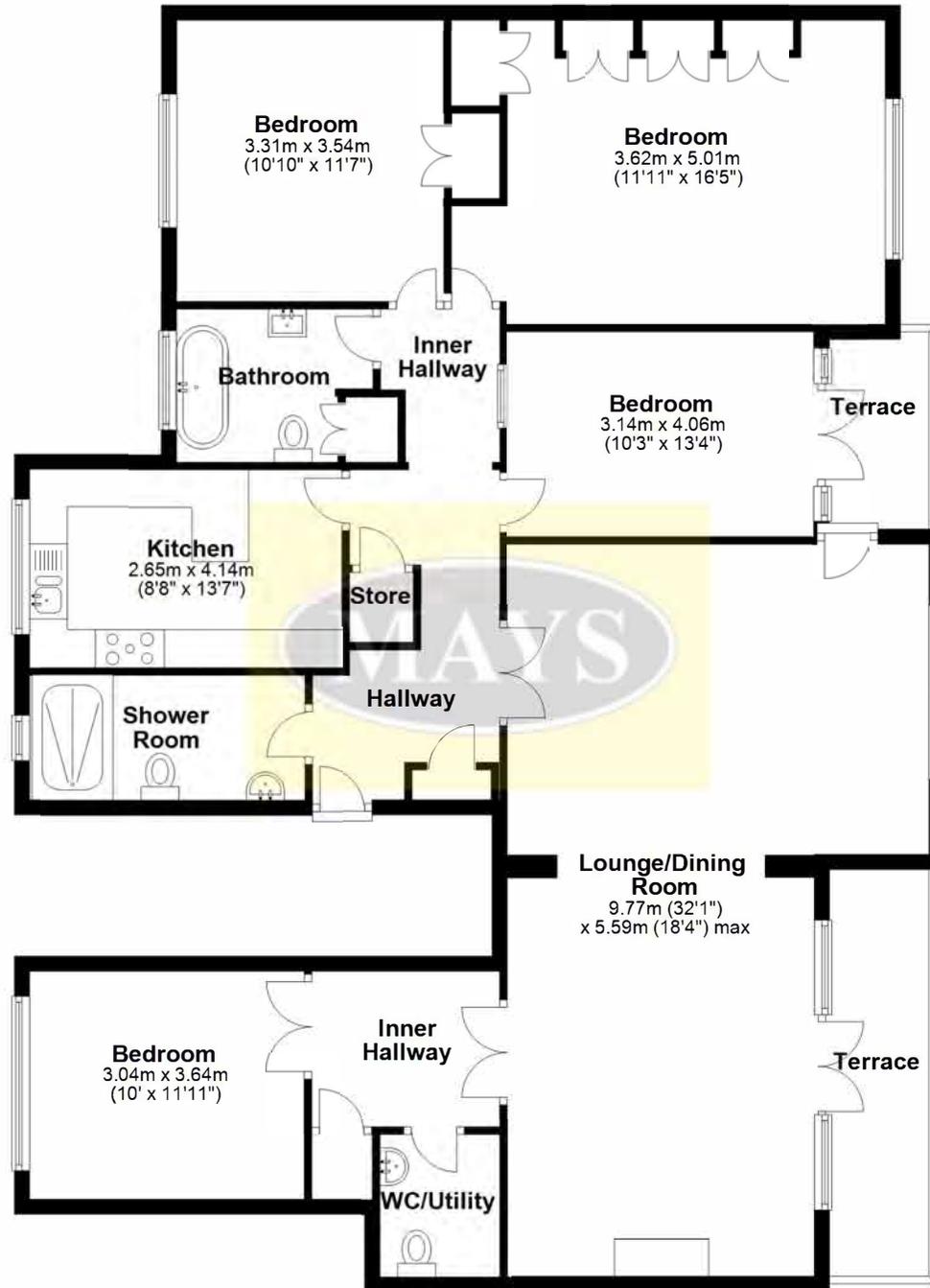
No pets allowed

Council Tax band F



# Ground Floor

Approx. 163.8 sq. metres (1763.3 sq. feet)



Total area: approx. 163.8 sq. metres (1763.3 sq. feet)



## About the Location

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

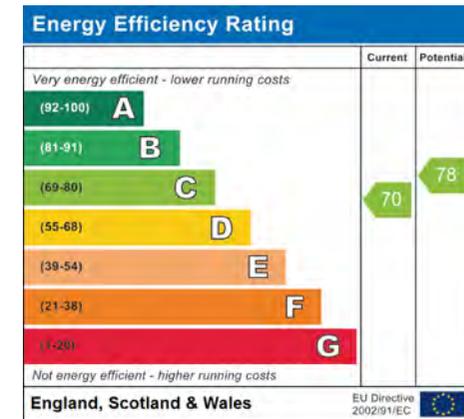
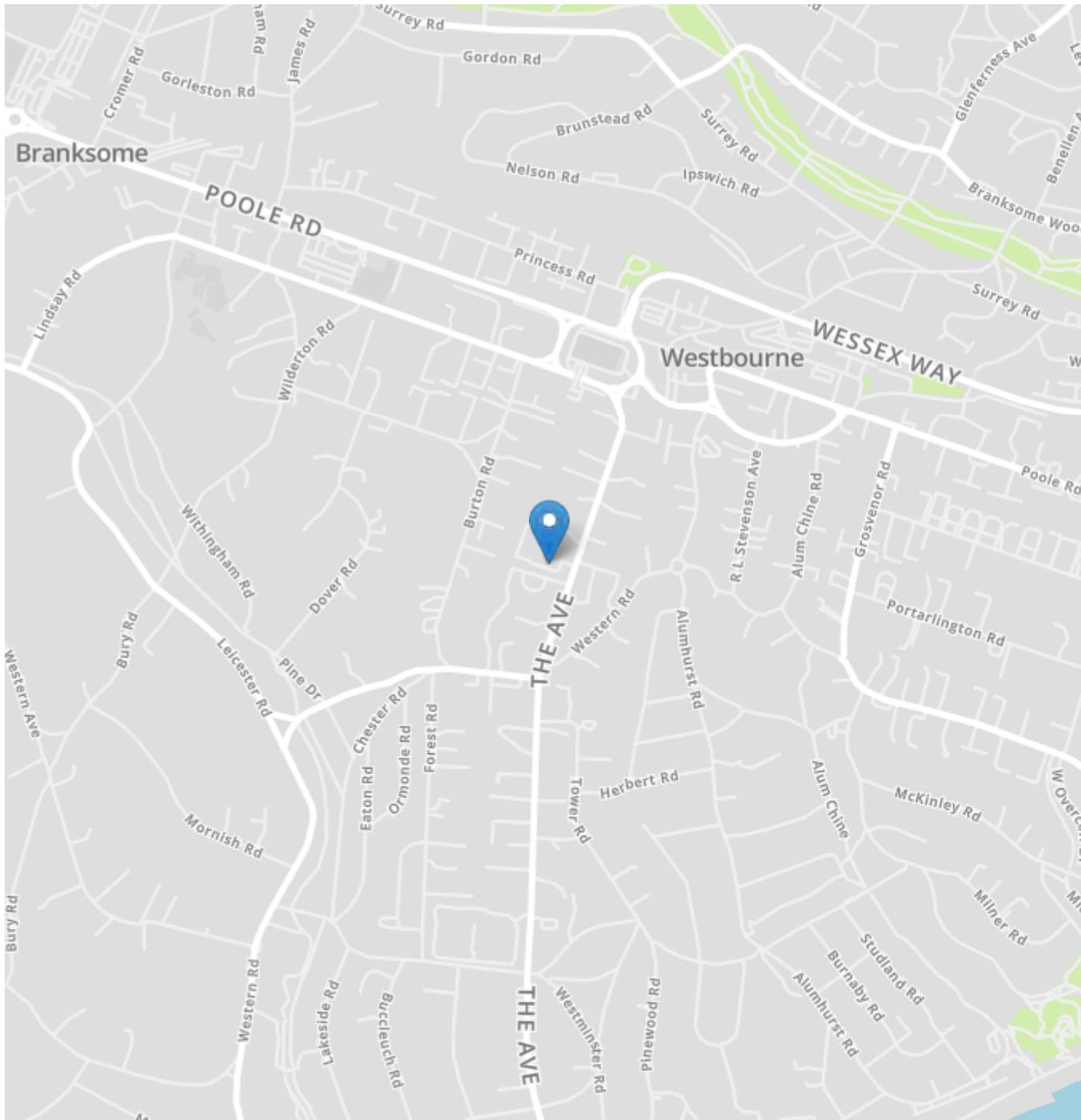


## About Mays

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 25 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 nearly 30 years.



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Mays and their clients give notice that:

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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.

**Mays Estate Agents - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

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

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

