



**Avenue Court 18-20 The Avenue, Branksome Park BH13 6AQ**  
**£350,000 Share of Freehold**





## Property Summary

A light and spacious two/three bedroom ground floor apartment with a south facing terrace and private garage in a popular development conveniently situated close to central Westbourne amenities and Branksome Chine beach.



## Key Features

- Ground floor apartment
- Entrance Hall
- Large living room
- Dining room/third bedroom
- Fitted kitchen
- Two double bedrooms
- En-suite shower room
- Family bathroom
- South facing terrace
- Private garage



## About the Property

Avenue Court is a purpose built development with an in and out driveway set around well-kept communal gardens conveniently situated off The Avenue within close proximity to the central Westbourne amenities and Branksome Chine beach. This ground floor apartment with a south facing terrace offers light and spacious accommodation extending to approximately 1,198 sq ft with the flexibility to change the current dining room into a third bedroom.

The apartment is approached via a well-kept communal entrance hall with stairs and lift to all floors.

On entering the property you have a large reception hall with three built-in storage cupboards and an entry phone system. Double doors open to a good sized living room with an ornamental fireplace and double doors with picture windows to either side opening onto a private south facing terrace overlooking the communal gardens.

Directly opposite, also with double doors from the reception hall, is a separate dining room which if required could be converted into a third bedroom.

The kitchen with window offers fitted units with a range of integrated appliances, cupboard housing the gas boiler and servery to the dining room.

The main bedroom with fitted wardrobes overlooks the communal gardens and has an interconnecting door to the terrace whilst benefiting from a fully tiled en-suite shower room.

The second bedroom with fitted wardrobes is served by a large fully tiled family bathroom.

Externally the apartment enjoys a good sized south facing terrace privately enclosed by railings with a gate opening directly onto the beautifully established communal gardens.

The apartment is also conveyed with a private garage located in a separate block.

Tenure: Share of Freehold with 999 year lease from April 1965

Annual maintenance charge: £1,842.36

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

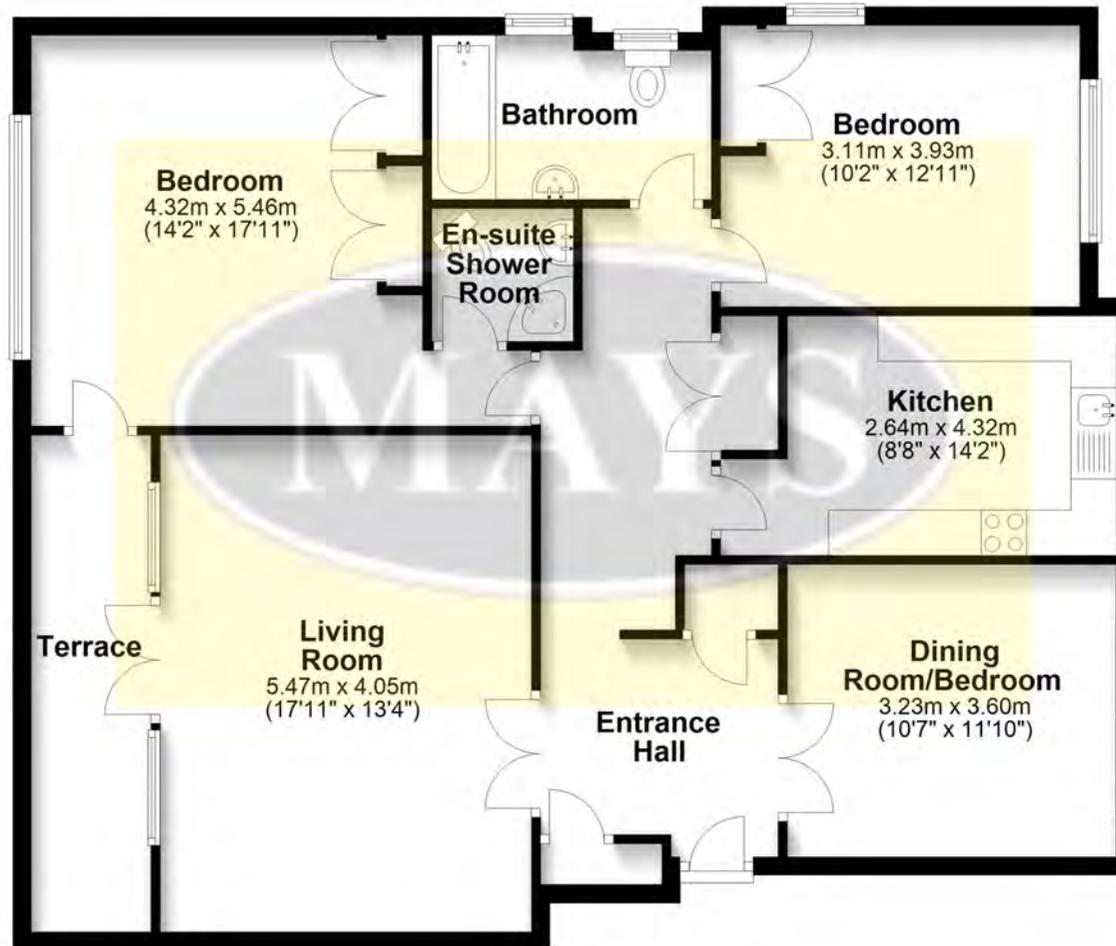
No holiday lets permitted

No pets allowed

Council Tax Band D

## Ground Floor

Approx. 111.3 sq. metres (1198.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.5 sq. feet)

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Plan produced using PlanUp.



## 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

Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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