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Flat 17, Avenue Court 18-20 The Avenue, BRANKSOME PARK BH13 6AQ

£325,000

The Property

Brown and Kay are delighted to market this well presented apartment with generously proportioned and bright accommodation throughout. The home occupies a second floor position and boasts a 17'10 southerly facing lounge with double doors opening on to the balcony with pleasant outlook, two/three bedrooms - the third is currently arranged as a dining room, a well fitted kitchen/breakfast room and a four piece bath/shower room. Furthermore, there is a garage and with no onward chain this would make an excellent property choice.

Avenue Court is well located within established and beautifully maintained grounds in the sought after area of Branksome Park. The bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops is within comfortable reach together with bus services which operate to surrounding areas and local train station at Branksome Park. Also within the area are miles upon miles of sandy beaches and promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

AGENTS NOTE - PETS & HOLIDAY LETS

Neither are permitted.

COMMUNAL ENTRANCE HALL

Secure entry system, stairs and brand new lift to the second floor.

ENTRANCE HALL

Impressively wide hallway giving access to all rooms, storage cupboards.

LOUNGE

17' 10" x 13' 2" (5.44m x 4.01m) 17' 1" x 13' 2" (5.21m x 4.01m) Rear aspect with southerly facing patio doors to the balcony, radiator.

SOUTHERLY FACING BALCONY

17' 5" x 3' 8" (5.31m x 1.12m) Overlooking well maintained grounds.

KITCHEN/BREAKFAST ROOM

14' 11" x 8' 7" (4.55m x 2.62m) Well fitted with a range of wall and base units with work surfaces over, breakfast bar, integrated dishwasher and fridge/freezer, built-in electric oven and four point hob, washing machine, new combination boiler, UPVC double glazed window.

BEDROOM ONE

14' 6" x 14' 2" (4.42m x 4.32m) UPVC double glazed window and UPVC double glazed door to the balcony, radiator, fitted wardrobes.

BEDROOM TWO

12' 10" x 9' 11" (3.91m x 3.02m) UPVC double glazed window to the rear aspect, radiator, fitted wardrobes.

BEDROOM THREE/DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m) UPVC double glazed window, radiator.

BATH & SHOWER ROOM

Four piece suite comprising shower cubicle, bath, wash hand basin and w.c. Underfloor heating, UPVC double glazed frosted window.

COMMUNAL GROUNDS

Beautifully maintained communal gardens.

GARAGE & VISITOR PARKING

A garage with automatic door is conveyed with the apartment, and there is ample parking for visitors.

TENURE - SHARE OF FREEHOLD

Length of Lease -
Maintenance - £2,479.04 per annum, aid in two six monthly instalments of £1,239.52.

Ground Rent -

Management Agent - Rendall & Rittner

COUNCIL TAX - BAND D