

St James Court, 26 The Avenue,
Branksome Park BH13 6BF

Offers in excess of £350,000





Property Summary

A light and spacious two double bedroom ground floor apartment with a south facing terrace and private garage in a desirable Branksome Park development conveniently situated within close proximity to central Westbourne amenities and Branksome Chine beach.



Key Features

- Spacious ground floor apartment
- Large reception hall
- L-shaped lounge/dining room
- Kitchen/Breakfast room
- Two double bedrooms
- En-suite shower room
- Family bathroom
- South facing terrace
- Communal gardens
- Private garage



About the Property

St James Court is a sought-after development located on the corner of The Avenue and Western Road approached via a long driveway and set within private grounds.

This light and spacious two double bedroom apartment is located on the ground floor extending to approximately 1,073 sq ft whilst enjoying a delightful south facing terrace leading directly onto the beautifully maintained communal gardens.

The apartment is approached via a well presented communal entrance lobby with stairs and lift to all floors.

On entering the property, you have a large reception hall with video entry phone system, built-in cloaks storage cupboard and separate airing cupboard.

There is an open plan arrangement to a sizeable dual aspect L-shaped lounge/dining room with an attractive ornamental fireplace and adjoining partly enclosed south facing terrace.

The separate kitchen/breakfast room with a window, offers a range of fitted units in white with integrated oven, hob, dish washer, washer/dryer fridge and freezer. There is also a fitted table and cupboard housing the boiler.

The main bedroom with fitted wardrobes has a fully tiled en-suite shower room and the second bedroom with fitted wardrobe is served by a separate bathroom/guest cloak room.

The apartment is also conveyed with a private detached single garage located in a separate block plus resident and guest parking within the grounds.

General Information:

Tenure: Share of freehold with 999 year lease from January 2002 with a peppercorn rent.

Management Company: 26 The Avenue Management Company Ltd.

Annual maintenance: Paid half yearly & amounts to £1,225 maintenance & £525 sinking fund making the payment £1,750 twice a year

The service charge covers the general maintenance of the outside of the buildings including walls & fences, gardening, general cleaning, water charges & upkeep of the common areas & window cleaning.

No holiday lets permitted.

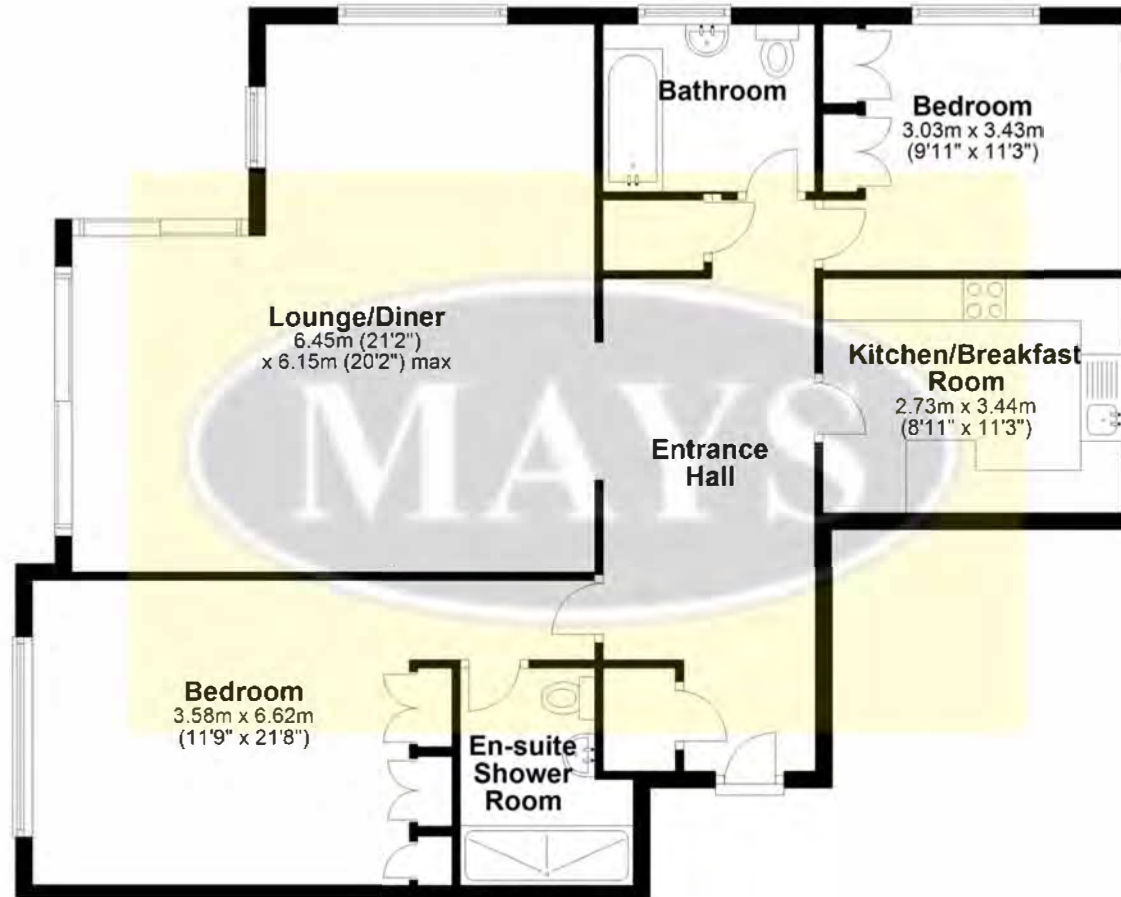
No pets allowed.

Council Tax band F



Ground Floor

Approx. 99.7 sq. metres (1073.5 sq. feet)



Total area: approx. 99.7 sq. metres (1073.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 13 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

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 enclaves 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.

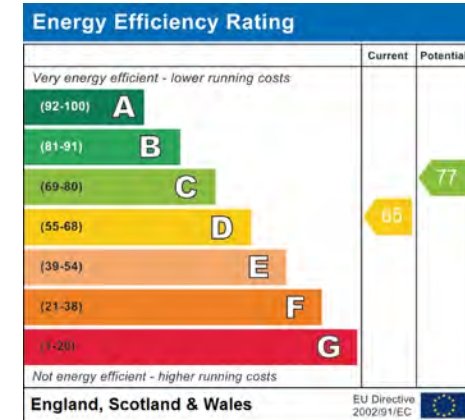
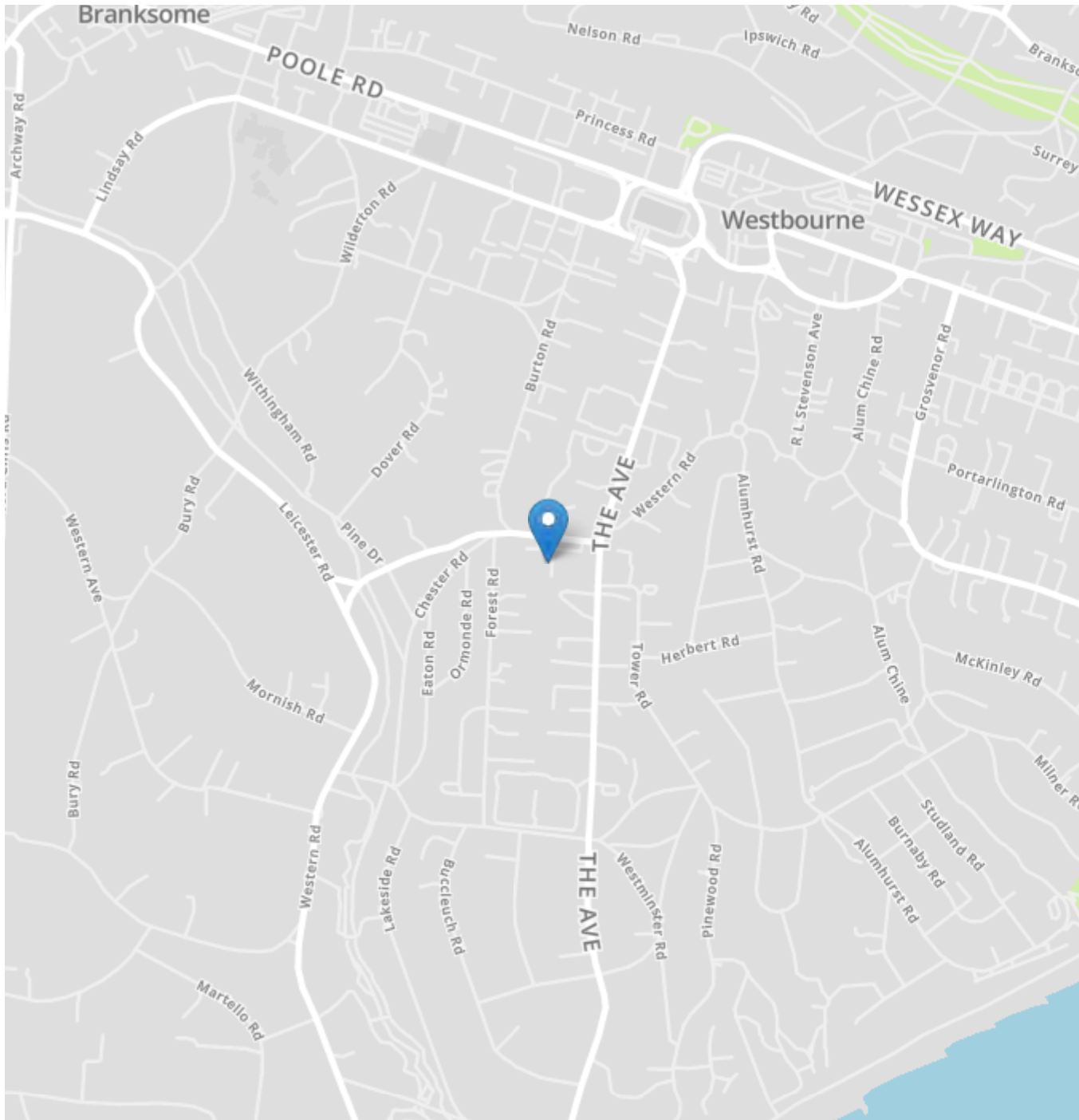
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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

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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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