

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 7, 2 BROOKLYN HOUSE, BINGHAM AVENUE,  
POOLE, DORSET, BH14 8FB



£1,950 PCM

3 double bedroom first floor flat

Master bedroom with ensuite

Family bathroom

Luxury kitchen

Walnut flooring

Allocated underground parking space

West facing balcony

Unfurnished

Band: F £2425

## ABOUT THIS PROPERTY

A stunning contemporary first floor apartment, offered in immaculate condition. Boasting a good sized open plan living/dining room, modern fitted kitchen, large balcony, master bedroom with fitted wardrobes and luxury ensuite. The property is located in a prestigious tree-lined avenue within 200m from the harbour's edge. Offered unfurnished for a long term rental.

Set behind secure gates and set within well maintained grounds is this impressive block. On entering the apartment, double doors open into the impressive open-plan living space with stunning walnut floors and floor to ceiling windows leading on to the balcony. Pocket doors cleverly divide this area from the beautifully appointed kitchen which comes complete with granite work surfaces. The master bedroom has a range of modern fitted wardrobes and a luxuriously appointed ensuite. Bedrooms two and three share the family bathroom. In addition, this accommodation has a useful utility room and additional storage cupboard. Underground, is an allocated parking space with additional visitor parking to the front of the property. Regretfully no pets are allowed under the terms of the lease.

## LOCATION

Located in a prestigious tree-lined avenue within easy access to the shore of Poole harbour and local sandy beaches at Sandbanks Road. The village of Lilliput is within a quarter of a mile, with its Marina, mini super markets, coffee shops and restaurants. For more diverse shopping, the towns of Poole and Bournemouth are within easy reach whilst the local train station at Ashley Cross provides a direct line in London Waterloo in under 2 Hours.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	82	84
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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