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CHALBURY

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**Flat 3 Chalbury, 34 The Avenue,
Branksome Park, Poole, Dorset, BH13 6EH**

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SHARE OF FREEHOLD PRICE £495,000

A bright and immaculate 2 bedroom, 2 bathroom, first floor apartment with 2 large balconies, underground secure parking, all set within this well-appointed development. This superb apartment benefits from a particularly spacious lounge/dining room, fully fitted kitchen/breakfast room with integrated appliances, gas fired underfloor heating, double glazing, en suite shower room, security alarm system, fitted carpets, blinds and lights, extensive fitted wardrobes and plenty of additional storage cupboards. Built in 2008 by reputable local builders Whitelock, this stylish development of 16 apartments, over 6 floors, is set within sylvan surroundings and has impressive communal hallways, video entryphone system, passenger lifts serving all floors, including the basement underground parking. The design of the building is rather special with many art deco style features in the communal hallways and lift. The property is vacant and sold with no forward chain.

- 2 bedroom first floor apartment in this luxury development built in 2008
- 2 very generous balconies, one off the sitting room and one connecting both bedrooms
- Spacious triple aspect lounge, with floor to ceiling windows, allowing the sunshine to flood the room
- Fully fitted kitchen/breakfast room in an excellent range of cream shaker style units with worktops over and having integrated Bosch appliances to include, hob, oven, extractor, fridge/freezer, washing machine, and dishwasher
- Wardrobes fitted in both bedrooms, with excellent hall cupboards
- Underfloor heating via a gas fired boiler, double glazed windows
- Fully tiled ensuite shower room and family bathroom
- Hardwood veneered doors throughout
- Remote control facility to garage and car parking bay
- Chalbury is a well-regarded development with stylish communal hallways, video entry phone, lifts, underground parking and 8 visitor parking bays
- Vacant and sold with no forward chain

Chalbury is situated on this beautiful tree lined avenue, just over half a mile from the award winning Branksome beach and similar distance from Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. There are also excellent bus services from Westbourne to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour.

Maintenance: £3016 per Annum

Tenure: 999 year lease plus share of Freehold

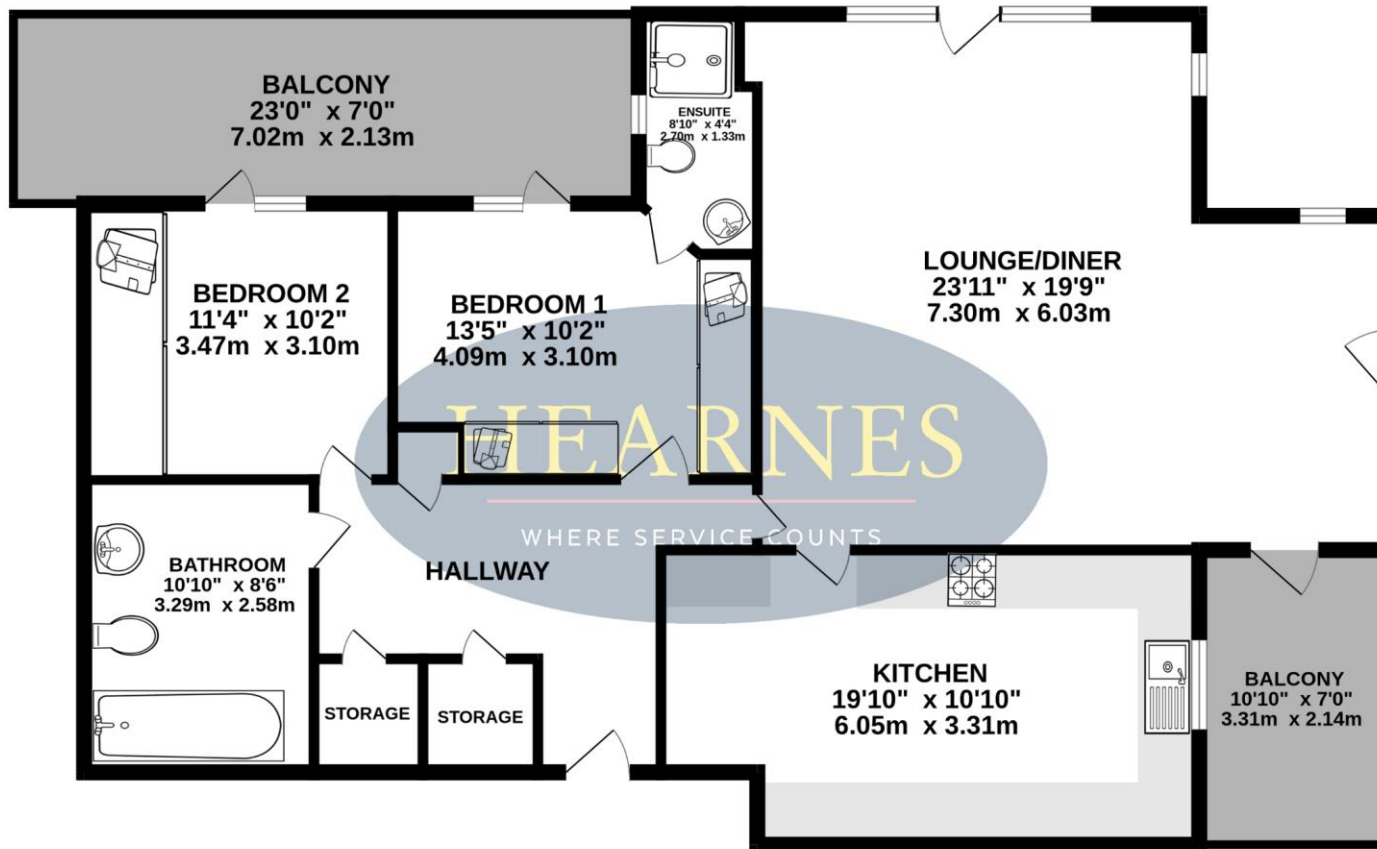
COUNCIL TAX BAND: E

EPC RATE: C





FIRST FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bottom of The Avenue, Branksome Chine Beach



The Avenue



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