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**Flat 3 Chartwell, 8 The Avenue,  
Poole, Dorset, BH13 6AG**



# Flat 3 Chartwell, 8 The Avenue, Poole, Dorset, BH13 6AG

## SHARE OF FREEHOLD PRICE £260,000

A spacious, well presented 2 double bedroom, ground floor flat set in a well regarded development with enclosed sunroom, garage and only moments from Westbourne. Offered for sale with no forward chain, this flat enjoys a wonderful aspect with the bedrooms facing east to enjoy the morning sun and the dual aspect lounge facing south and west, to enjoy the afternoon and evening sun. Set in a generous plot, Chartwell has well kept gardens with Flat 3 having an enclosed sunroom overlooking the rear gardens. The accommodation includes a good size entrance hall with storage cupboards, 2 large bedrooms with built in wardrobes, generous lounge/dining room, kitchen/breakfast room and modern bathroom.

- 2 double bedroom ground floor apartment
- Well presented and neat and tidy throughout
- Westerly facing enclosed sunroom
- Bright flat with all rooms enjoying garden views
- White kitchen with wood effect worktops over and a freestanding electric cooker, extractor, integrated dishwasher and freestanding washing machine and fridge/freezer
- Dual aspect lounge/dining room
- White suite with shower over the bath, wash basin fitted into a vanity unit and wc
- Entryphone system and passenger lifts serving all floors
- Garage
- Visitor parking
- Excellent location, within a few hundred yards to the shops in Westbourne
- Well run and managed block, where the residents own a share of the freehold

Chartwell enjoys a fabulous position, being at the top of The Avenue, moments from the shops at Westbourne. Located just 200 yards from Westbourne with its wide range of cafés, bars, shops and restaurants including an M&S food hall and Tesco along the road. Branksome train station is just over a mile away. Parkstone Golf Club is only 1.8 miles and the beautiful golden sandy beaches of Branksome which you can walk through the mature Branksome Woods, are just over a 1 mile.

**Maintenance Charge:** Please ask the agent

**Lease:** 999 years from January 2014.

COUNCIL TAX BAND: D

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



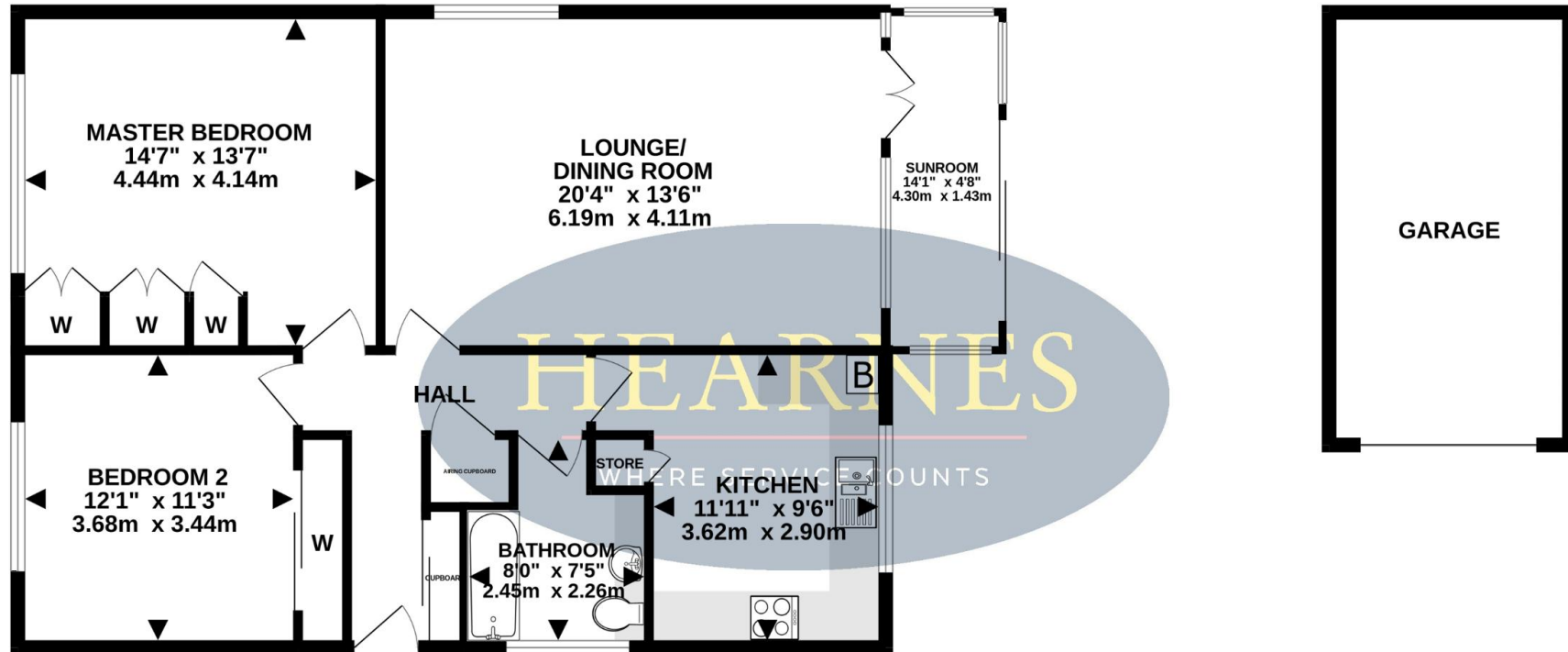






1ST FLOOR  
953 sq.ft. (88.6 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
168 sq.ft. (15.6 sq.m.) approx.



INCLUDING BALCONY

TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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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