



**Flat 10 Greenacres, 22 The Avenue
Branksome Park, BH13 6AJ**

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Share of Freehold £450,000

An immaculate and well presented spacious, fourth floor, three bedroom, two bathroom, apartment, set on the south easterly wing of this highly sought after development with a balcony, garage and offered with immediate vacant possession. The flat is beautifully presented inside to include an updated kitchen with integrated appliances, modern bathroom and separate shower room and with modern decoration and flooring throughout. The apartment has been a wonderful holiday home for the current owners, who have loved the location being so close to the shops at Westbourne, Branksome train station, and coastline at Branksome Chine. The property benefits from gas central heating via radiators, double glazing, and can be sold fully furnished. Greenacres is a sought-after development twinned with Solar Court next door. There are 40 flats plus 4 penthouses set over 6 floors in four blocks serviced by passenger lifts, security entry phone system and communal visitors parking. It is in 2.4 acres of secluded mature grounds including an open-air heated pool with four changing rooms, lockers for all apartments, showers, and a toilet. Tucked behind the pool area are tranquil, mature ornamental gardens with pergola and benches. Each apartment comes with its own garage, there is a communal car washing area and is pet friendly.

- 'Turnkey' beautifully presented fourth floor 3 double bedroom apartment offered with no forward chain
- Sought after development with communal heated open air swimming pool and extensive well maintained tended gardens, approaching 2.4 acres to enjoy
- Live in caretaker/gardener for the development which includes weekly cleaning of the communal areas
- Pet friendly development
- Attractive aspect enjoying the sun throughout the day
- Spacious lounge with doors leading to the balcony having tree views out to the Avenue
- Beautifully decorated and absolutely immaculately presented
- 21' balcony with access from lounge and bedrooms one and two
- Modern fitted kitchen in a range of pale mushroom coloured gloss handleless units with stone coloured work tops over and integrated appliances to include double oven, 4 ring gas hob, extractor, dishwasher, washing machine and fridge/freezer.
- Modern fully tiled bathroom and separate shower room
- Master bedroom with fitted wardrobes to one wall
- Excellent storage cupboards throughout
- Gas central heating and double glazing
- Garage (number 15) includes power and light and has a remote control roller door
- Passenger lift and entry phone system

Located just 700 yards from Westbourne which has a plethora of bus routes connecting to both Poole and Bournemouth and has a wide range of cafés, bars, shops and restaurants including an M&S food hall and Tesco along the road. Bournemouth train station is just over 2 miles away Parkstone Golf Club is only 1.7 miles and the beautiful golden sandy beaches of Branksome which you can walk through the mature Branksome Woods to are within 1 mile.

Maintenance Charge: Approx. £4,100 per annum to include caretaker, cleaning of communal areas, pool maintenance, building and lift insurance, water and sewage, gardening, and window cleaning.

Ground Rent: Peppercorn.

Lease: 999 years from 1998. Freehold owned by the residents.

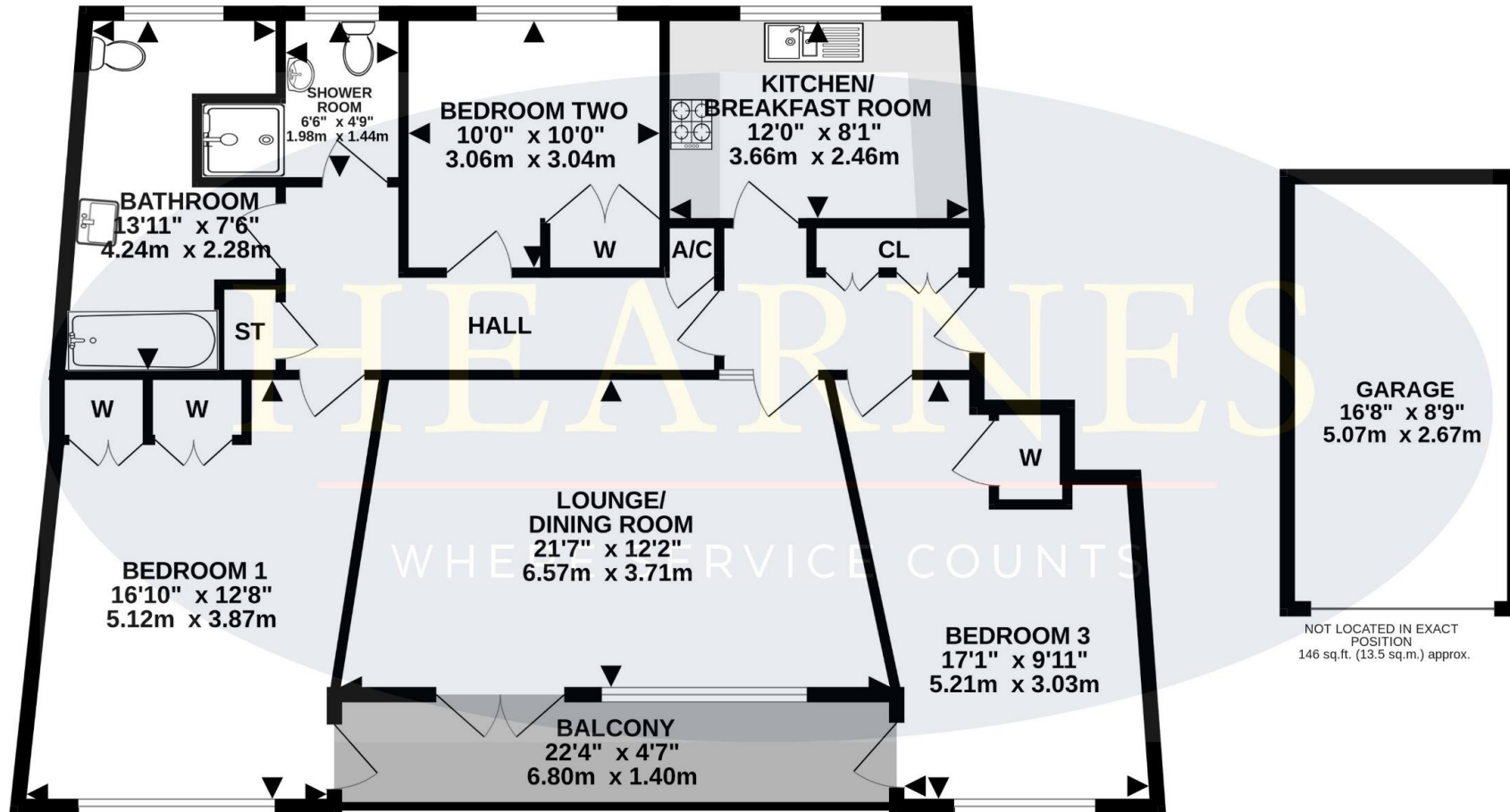




INCLUDING BALCONY AND GARAGE

TOTAL FLOOR AREA : 1225 sq.ft. (113.8 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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4TH FLOOR
1079 sq.ft. (100.2 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
146 sq.ft. (13.5 sq.m.) approx.





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