

Woodhouse

10 The Avenue, Branksome Park, Poole BH13 6AG

£375,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

Superb third floor, two bedroom apartment offering flexible accommodation and scope for improvement. Situated in the heart of Branksome Park, just a short walk to the vibrant Westbourne village, viewings are highly recommended. No forward chain.



## Key Features

- Deceptively spacious third floor apartment
- Situated in the prestigious Branksome Park location
- Flexible and versatile accommodation
- Lounge and separate dining area
- Two double bedrooms
- Two bathrooms (one en-suite)
- Sunny aspect balcony
- Communal gardens
- Garage in block
- No forward chain



## About the Property

Upon entering the apartment is a wide and welcoming entrance hall with access to the principal accommodation.

The living room offers a bright and airy aspect, opening into a dining area with a door leading onto the balcony. The kitchen has a range of units with some integrated appliances and space for freestanding.

There are two generous double bedrooms, the second currently being used as a guest suite/home office. The master benefits from fitted wardrobes and an en-suite shower room and has a similar aspect to the lounge with a door leading onto the balcony. The family bathroom completes the accommodation.

Outside, the communal grounds are extremely well presented with a sweeping driveway leading into the development and access to the garages.

Tenure: Share of Freehold

Lease Length: We have been advised there are 980 years remaining of a 999 year lease

Service Charge: £900 per quarter (£3,600 per annum)

We have been advised that pets and holiday lettings are not permitted.

Council Tax Band: F

Utilities: Mains Electricity, Gas, Water & Sewerage

Broadband: Refer to Ofcom website

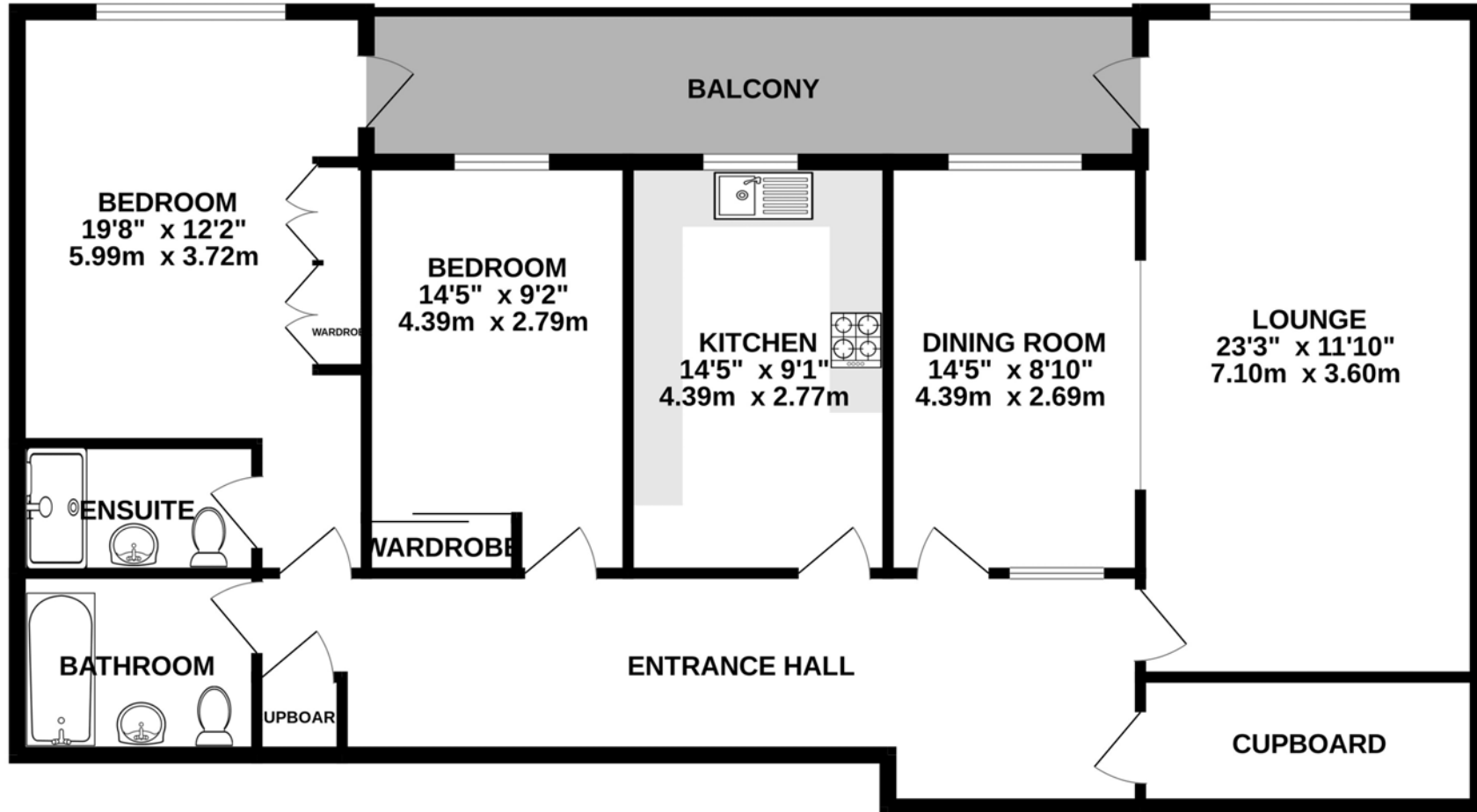
Mobile Signal: Refer to Ofcom website

Plus any relevant comments on the Property Information form ie: planning proposals, flood etc

Mays are part of the Property Ombudsman Scheme TPO - DO3138



THIRD FLOOR  
1222 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.6 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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## About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas 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.

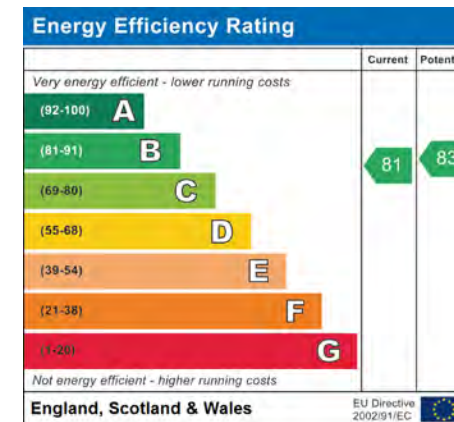
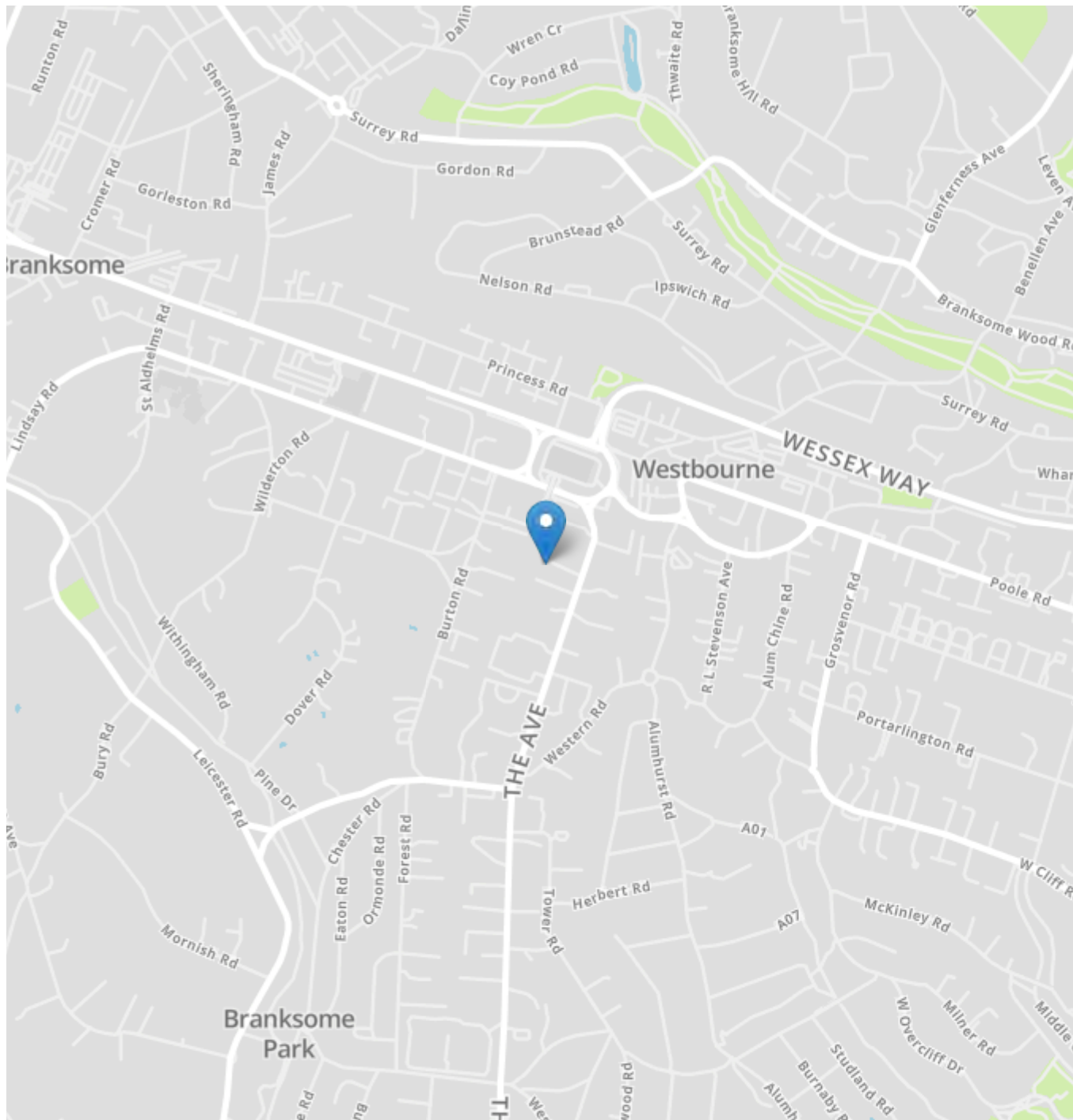


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### 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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