

FOR SALE

Flat 7 Comilla Court, 17 The  
Avenue, Branksome Park, Poole,  
Dorset BH13 6HD



PHILIPPA SOLE



£365,000

3 double bedroom apartment

Purpose built development

No forward chain

Two garages

Lift and stairs to all floors

Westerly aspect balcony

Secure-entry phone system

Would benefit from modernisation /  
refurbishments

Council Tax: Band D £2,048.24

Maintenance: £2,490.00

Share of Freehold

## About this property

Three double bedroom apartment on the second floor in a purpose built development. Situated on a much sought after tree lined avenue in the heart of Branksome Park. With westerly aspect balcony and two garages.

This development is positioned in beautifully landscaped grounds surrounded by mature and seasonal landscaped planting, with visitors' parking and driveway to individual garaging. The apartment block is entered via secure entry phone system with stairs and lift to all floors. Positioned on the second floor is this bright and spacious three double bedroom apartment. The principal bedroom has an abundance of fitted wardrobes and large ensuite bathroom. Bedrooms two and three both have fitted wardrobes and serviced by the family shower room.

The hallway, also with ample storage cupboards, leads open-plan into the generously sized lounge/dining room, with large picture windows to two aspects, creating the brightest of spaces whatever the weather. The dining area, with sliding patio doors, provides direct access to the westerly facing balcony with space for table and chairs, enjoying the afternoon and evening sunshine. The modern fitted kitchen is well stocked with floor and wall mounted units and includes integrated appliances and display shelving and units.

## Location

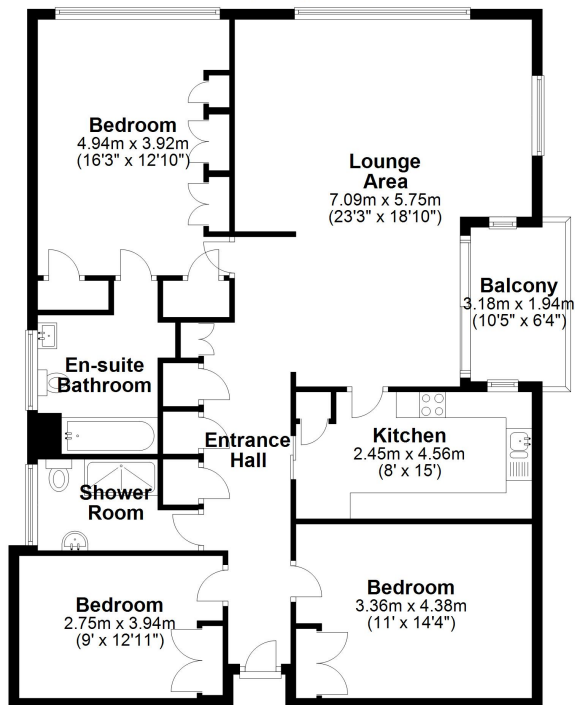
Perfectly located as both a main residence or second home. For the commuter, nearby is Branksome Railway Station offering a direct line to London Waterloo in approx. 2 hours. Within walking distance is the shopping village of Westbourne, centred around a historic Victorian Arcade, providing a variety of privately owned cafes and restaurants, stylish boutiques and the much used Marks and Spencer's Food Hall. For a little bit of escapism, the award winning sandy bathing beaches are a gentle downhill stroll, perfect for various water sports or just to relax and enjoy the peaceful surroundings.





### Second Floor

Main area: approx. 121.0 sq. metres (1302.2 sq. feet)  
 Plus balconies, approx. 6.2 sq. metres (66.2 sq. feet)



Main area: Approx. 121.0 sq. metres (1302.2 sq. feet)  
 Plus balconies, approx. 6.2 sq. metres (66.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PHILIPPA SOLE

enquiries@philippasole.co.uk — [www.philippasole.co.uk](http://www.philippasole.co.uk) — 01202 747999