

# Avenue Court, 18-20 The Avenue, Branksome Park, Poole, Dorset, BH13 6AH



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## SHARE OF FREEHOLD PRICE £385,000

A well-presented 3 bedroom, first floor apartment, being a level walk to Westbourne, which is approximately 800m away. Recently refurbished throughout, with excellent size rooms and balcony with views over the beautiful, tended gardens. The property has a newly fitted kitchen with integrated appliances, a modern bathroom and shower room. Avenue Court is a development of 4 separate blocks, set around central gardens, with an entryphone system and lifts servicing all floors. Externally the property comes with a single garage and several communal parking bays.

- Well presented 3 double bedroom first floor apartment within walking distance of Westbourne
- Modern kitchen fitted with a range of white high gloss handle less units with work tops over and integrated oven, hob, extractor, undercounter fridge, washing machine and dishwasher
- Generous lounge with door leading to balcony
- Balcony with views out to the communal gardens
- Bedrooms one and two with built in wardrobes
- Bedroom three, presently used as a second sitting room, with doors to balcony
- Modern décor and fittings throughout
- Double glazed windows and gas central heating
- Private garage with power, beautifully kept gardens and communal parking
- Entryphone system and a passenger lift servicing all floors
- The owner has found a forward purchase

Avenue Court is situated on this beautiful tree lined avenue, approximately a mile from the award winning Branksome beach and 800m 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.

Tenure: Share of Freehold 990 years from 2006

Maintenance charges: Approximately £2000 pa

NB No pets

EPC RATING: D

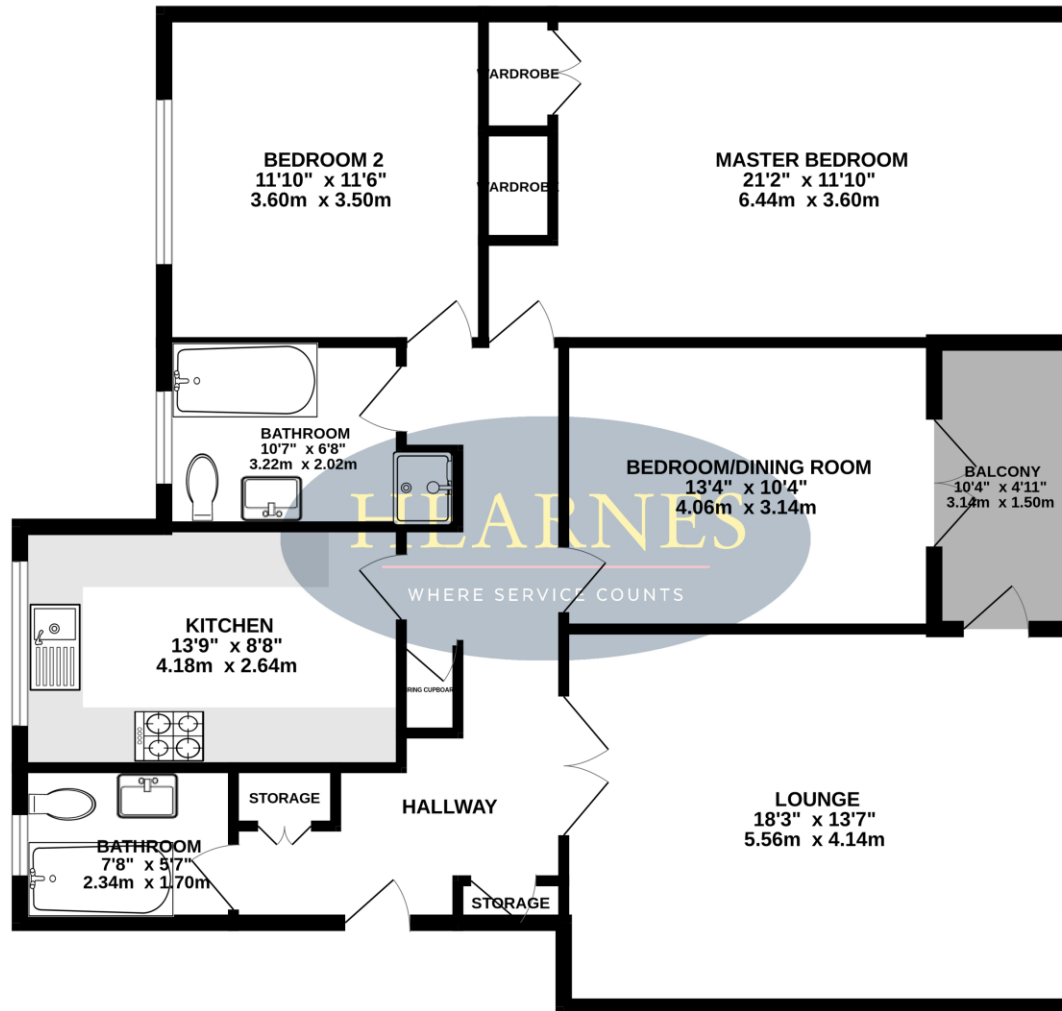
COUNCIL TAX:D

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





1144 sq.ft. (106.3 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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Branksome Chine Beach



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