



Branksea Grange 23 The Avenue, Branksome Park BH13 6HA



Property Summary

We are delighted to offer this well-appointed two-bedroom first-floor apartment, ideally suited for those seeking comfortable and contemporary living in a peaceful residential setting. Rent is inclusive of water and sewage. This spacious property offers a thoughtful layout and quality fittings throughout, with the added benefit of a private balcony and garage.



Key Features

- Rent inclusive of water and sewage
- Bright & spacious first-floor apartment
- Large south-facing balcony overlooking landscaped communal gardens
- Spacious lifestyle room with a garden outlook
- Modern open-plan kitchen
- Principal bedroom with ensuite & balcony access
- Second double bedroom
- Private garage & visitor parking
- Perfectly located in Branksome Park moments from Westbourne Village & Branksome Chine beach
- Lift access to all floors



About the Property

The apartment features a bright and airy open-plan living room, dining area, and kitchen, complete with integrated appliances including a fridge freezer, dishwasher, ceramic hob and oven. The generous balcony, accessed from both the living area and the main bedroom, overlooks beautifully maintained communal gardens—perfect for relaxing. The main bedroom includes built-in storage and an en-suite shower room, while the second bedroom also benefits from built-in wardrobes. A separate main bathroom is fitted with a bath.

Further enhancing the practicality of this home is a separate utility room/study which was previously the original kitchen—equipped with a washing machine and dryer, providing excellent storage and workspace flexibility. The apartment has been maintained to a high standard throughout, and also includes a private garage. Unfortunately, pets are not permitted.

Council Tax Band: E

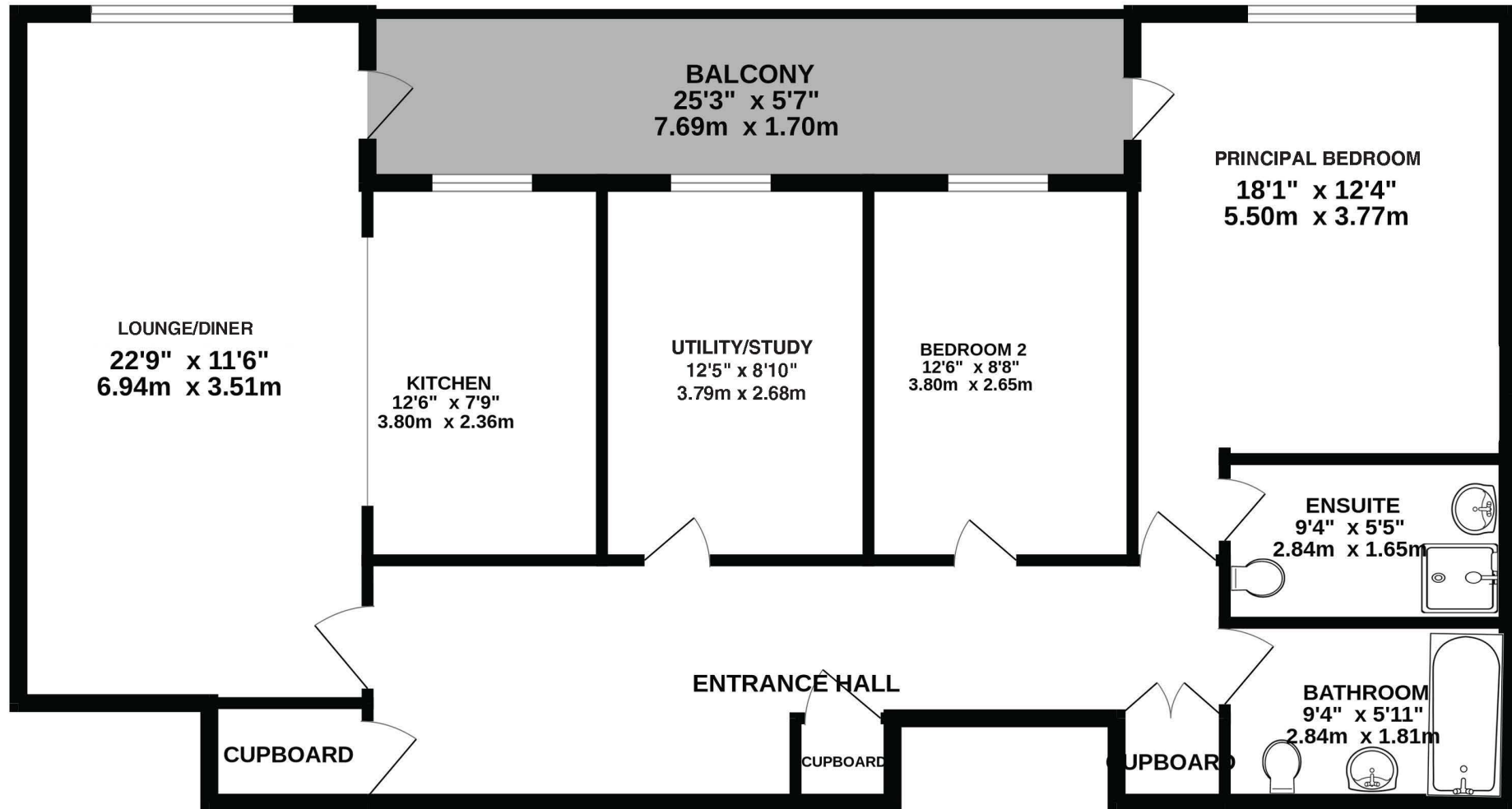
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FIRST FLOOR
1097 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (102.0 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 area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

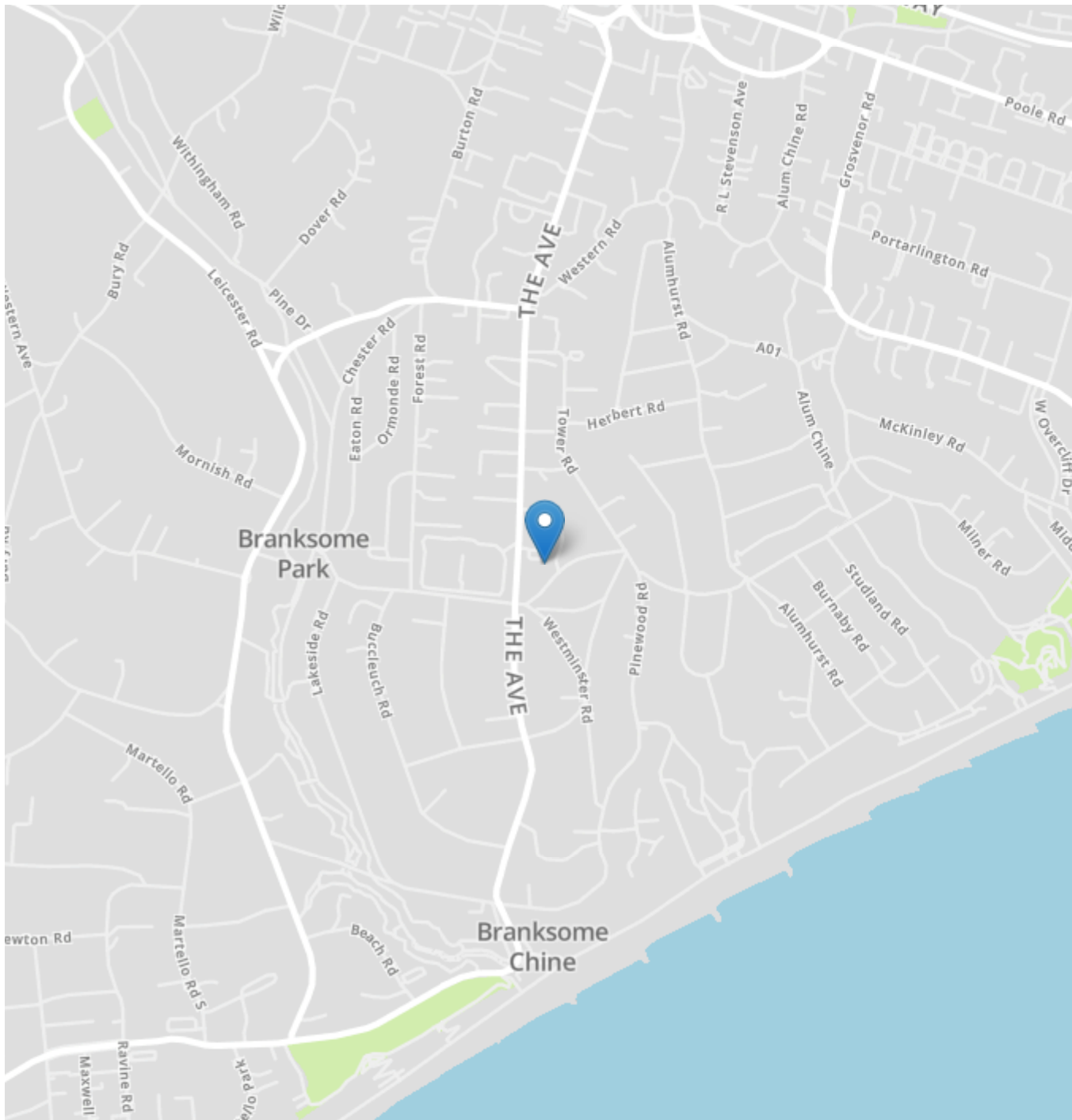


About Mays

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 and letting property 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Mays Lettings

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