



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

# Avenue Court, 18-20 The Avenue, Poole

## Share of Freehold £725,000

A beautifully appointed 4 double bedroom, ground floor apartment approaching 1800 sq ft and being a level walk to Westbourne, which is approximately 800m away. Recently refurbished throughout, to a high specification and offering flexible accommodation with excellent size rooms and 2 patios with views over the beautiful, tended gardens. The apartment feels like a bungalow and is the only one of this size and layout in the development. The property has a newly fitted kitchen with integrated appliances, a luxury bathroom and shower room and a separate cloakroom with space and plumbing for a washing machine and tumble dryer. The flat has been transformed throughout by the current owners with new fittings, redecoration along with new flooring, doors and has gas central heating and double glazing. The layout would also work well if someone had a live in carer, as one of the bedrooms is set apart from the others. 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 a number of communal parking bays.

- Beautifully renovated 4 double bedroom ground floor apartment within walking distance of Westbourne
- Spacious and versatile accommodation approaching 1800 sq ft
- New kitchen with floor to ceiling handle less pale green units with white moulded work tops over to form a breakfast bar and integrated appliances to include a Zanussi double oven, and full height fridge and separate freezer, AEG microwave, Electrolux dishwasher, Stoves 5 ring gas hob with extractor
- Cloakroom with space and plumbing for washing machine and tumble dryer
- Generous lounge with separate dining area and both rooms have their own patio with views over gardens
- Bedroom one with extensive fitted wardrobes to one wall
- 3 further bedrooms, or flexible to use as a further reception room/sung/office. Bedroom four, as set away from the other bedrooms, has the option to used as a guest bedroom/carers room, offering extra privacy
- Luxury fully tiled bathroom with double ended bath with central taps, and further shower room with walk in shower, both with feature wash basins
- Double glazed windows and fitted blinds, carpets and light fittings included
- 2 patios that have direct access onto the lawned gardens
- Private garage with power, beautifully kept gardens and communal parking
- Set within 800 meters of Westbourne Village and just over a mile to the beach and sea at Branksome

Share of freehold: 999 years from 1970 Maintenance charges: £2600 (no ground rent)

COUNCIL TAX BAND: F

EPC RATE: C

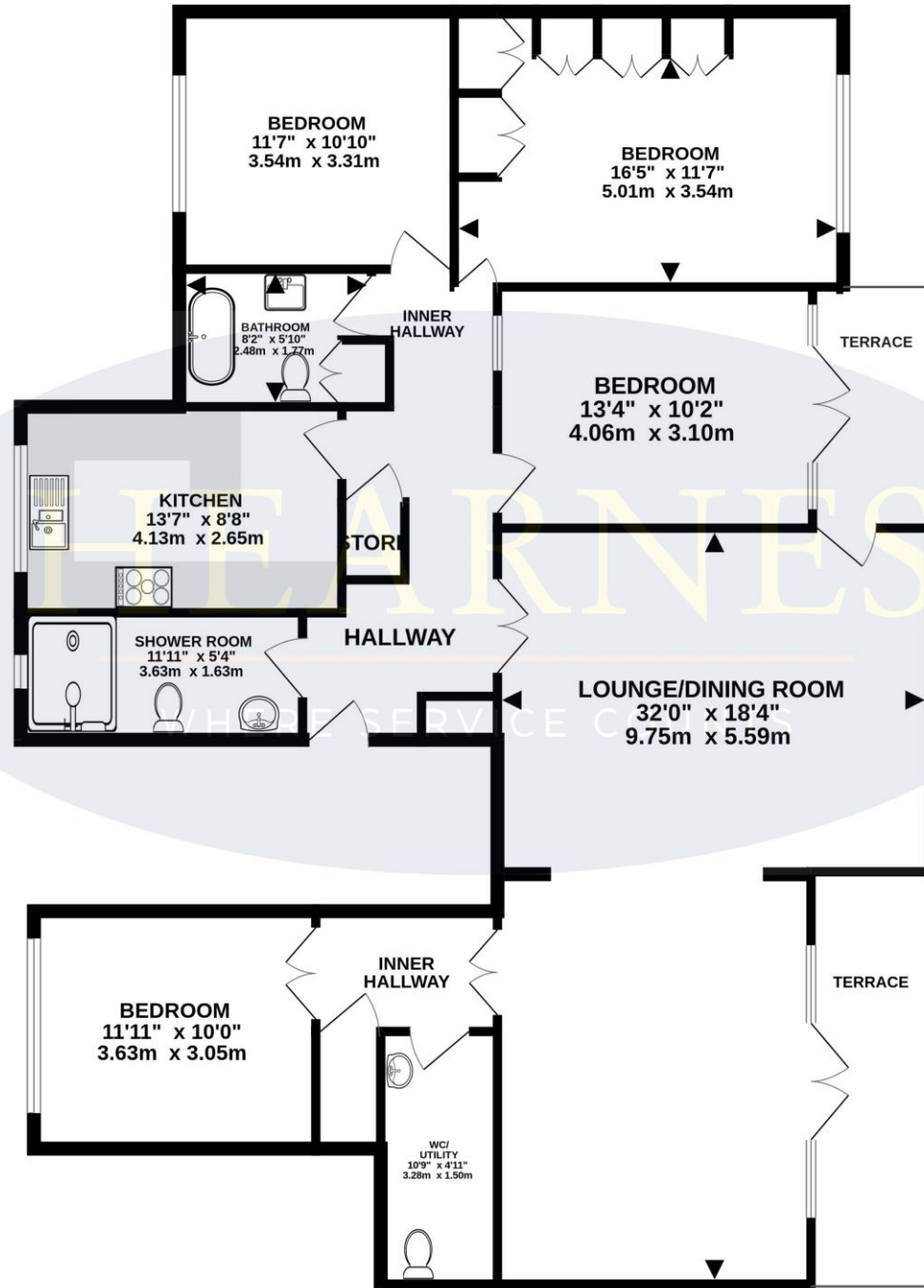
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1672 sq.ft. (155.4 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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