



HEARNES

WHERE SERVICE COUNTS

A superbly presented two double bedroom ground floor apartment, set within the secluded Gleneagles development on The Avenue in the heart of Branksome Park—just a short stroll from the ever-popular Westbourne village and the beaches at Branksome Chine. The property has been meticulously maintained by the current owner and features a modern kitchen/breakfast room and luxury shower room, with additional benefits including a sunny aspect private balcony and a garage. The development is accessed via a secure entry phone system, leading to a beautifully maintained communal hallway and lift, which provides access to the apartment. Offered for sale with no onward chain.

Upon entering, a welcoming entrance hall with storage leads to all principal rooms. The spacious living room enjoys a pleasant outlook over the communal gardens and opens onto the private balcony. The separate kitchen/breakfast room offers a comprehensive range of fitted floor and wall units, complemented by a contrasting work surface and integrated appliances.

Both bedrooms are generously sized doubles and are served by a stylish shower room comprising WC, wash hand basin, bath, and separate shower enclosure.

Externally, the property is set within immaculately maintained communal grounds. It is conveyed with a private garage equipped with solar-powered electricity, as well as residents' permit parking.

Share of Freehold – Approximately 142 years remaining on the lease
Service Charge – £2500.00 per annum (includes water and sewerage, building maintenance, and insurance)

EPC: TBC

COUNCIL TAX BAND:C

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. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR



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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

