

FOR SALE

Flat 1, Kingsgate, 7 The Avenue,
Branksome Park, Poole, Dorset
BH13 6AE



PHILIPPA SOLE



£399,950

Elegant 2-bedroom garden apartment

Beautifully refurbished with a real eye for design

Stunning crittall-style glass wall

Stylish modern kitchen overlooking garden

Close proximity to the beaches and Westbourne

Garage & Visitors Parking

Approx. 500m to Westbourne Village

1 mile to award-winning beach

Council Tax Band D - £2,048.24

Maintenance charge £3060 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

Step into this meticulously renovated garden apartment, nestled within beautiful landscaped grounds, and exuding elegance with high-end finishes. The stylish entryway welcomes you with period lead detailing and wood-effect flooring, leading to an open-plan living space with abundant natural light and garden views. The Shaker-style kitchen boasts top-tier appliances and luxurious stone worktops. Two spacious double bedrooms, a contemporary bathroom, ample storage, including a garage, and convenient visitor parking complete this luxurious property.

This bright and airy ground-floor apartment, which has been carefully renovated throughout, is nestled in a well-established walled garden and elegantly finished to a high specification. Upon entry, you are greeted by a stylish hallway with a feature glass-panelled partition adorned with period lead detailing, complemented by wood-effect flooring.

The hallway leads into the open-plan living and dining quarters, offering ample space for entertaining and relaxation. This space is flooded with natural light from the oversized floor-to-ceiling sliding doors that open to picturesque landscaped gardens. The kitchen is a stunning example of a Shaker-style design, benefiting from high-end integrated appliances, antique brushed brass fixtures, and luxurious stone worktops.

The accommodation comprises two generously sized double bedrooms with fitted bespoke furniture and a contemporary bathroom that exudes luxury living. The property also provides additional storage, including a large garage and visitor parking. No pets or holiday lets permitted.

Location

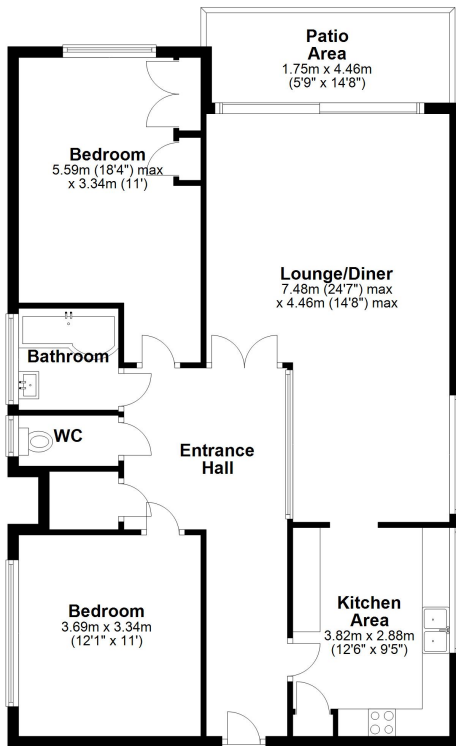
Located at the top of the prestigious Avenue, within close proximity of Westbourne Village which is renowned for its array of boutique shopping experiences, independent coffee shops and eateries as well as a Marks and Spencer food hall. The award winning Blue Flag beaches at Branksome Chine are just over a mile away. The local train station at Branksome provides a direct line into London Waterloo in 2 hours.





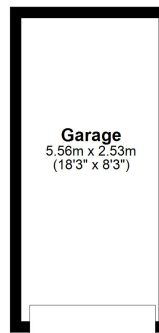
Ground Floor

Approx. 93.0 sq. metres (1001.1 sq. feet)



Garage

Approx. 14.1 sq. metres (151.3 sq. feet)



Total area: approx. 107.1 sq. metres (1152.4 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 (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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