



**Flat 15 Blenheim, 6 The Avenue, Poole, Dorset
BH13 6AG
OIEO £400,000 Share of Freehold**





Property Summary

Three double bedroom apartment benefiting from having spacious living accommodation, two bath/shower rooms, large balcony, garage and well maintained gardens. Located in the very sought after Branksome Park.



Key Features

- Three Double Bedrooms
- Large Balcony
- Garage
- Spacious Living Accommodation
- Fourth Floor
- Well Maintained Gardens
- Council Tax Band E
- Lift access



About the Property

A unique opportunity to purchase this spacious three double bedroom, fourth floor apartment. The apartment benefits from having spacious living accommodation, a large balcony, 2 wash rooms, living room, separate dining room and kitchen. Externally you have use to the well maintained gardens and a garage.

Accessing the apartment via stairs and lift through well presented communal halls.

Private door gives access to the entrance hall; Large storage cupboard and doors to all principal rooms.

Living Room; Is bright and spacious having dual aspect over the mature gardens, gives access to the balcony and the Dining Room; Having a rear aspect and access returning to the Entrance Hall. Kitchen/Breakfast Room; Like the living room, has a bright feel with a large window looking over the trees. Bedroom One; has access to the large balcony and benefits from having an Ensuite; Comprising of bath, hand was basin and W.C. Bedroom Two; Large window giving views over the trees and benefits from having fitted wardrobes. Bedroom Three; Is situated between bedroom one and the dining room and has a large window looking out over the balcony. Family Shower Room; Comprises of corner shower unit, hand wash basin and W.C. A large storage cupboard is housed in the communal hallway allocated to the subject apartment.

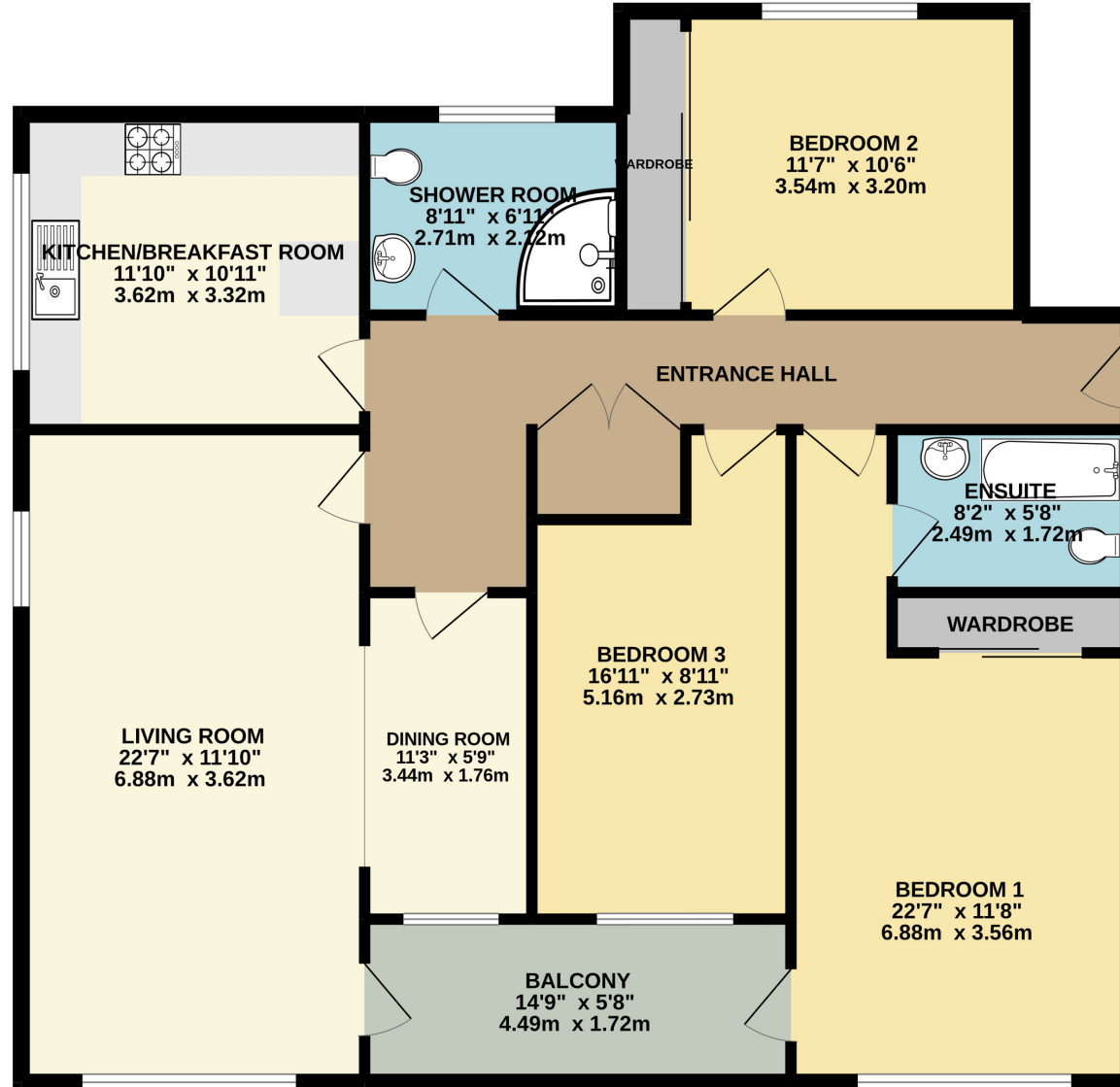
Externally; Well maintained gardens and a single garage.

Service Charge: £2,800 per annum

Share Of Freehold 900+ Years remaining

No pets or holiday lets allowed

FOURTH FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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 areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.



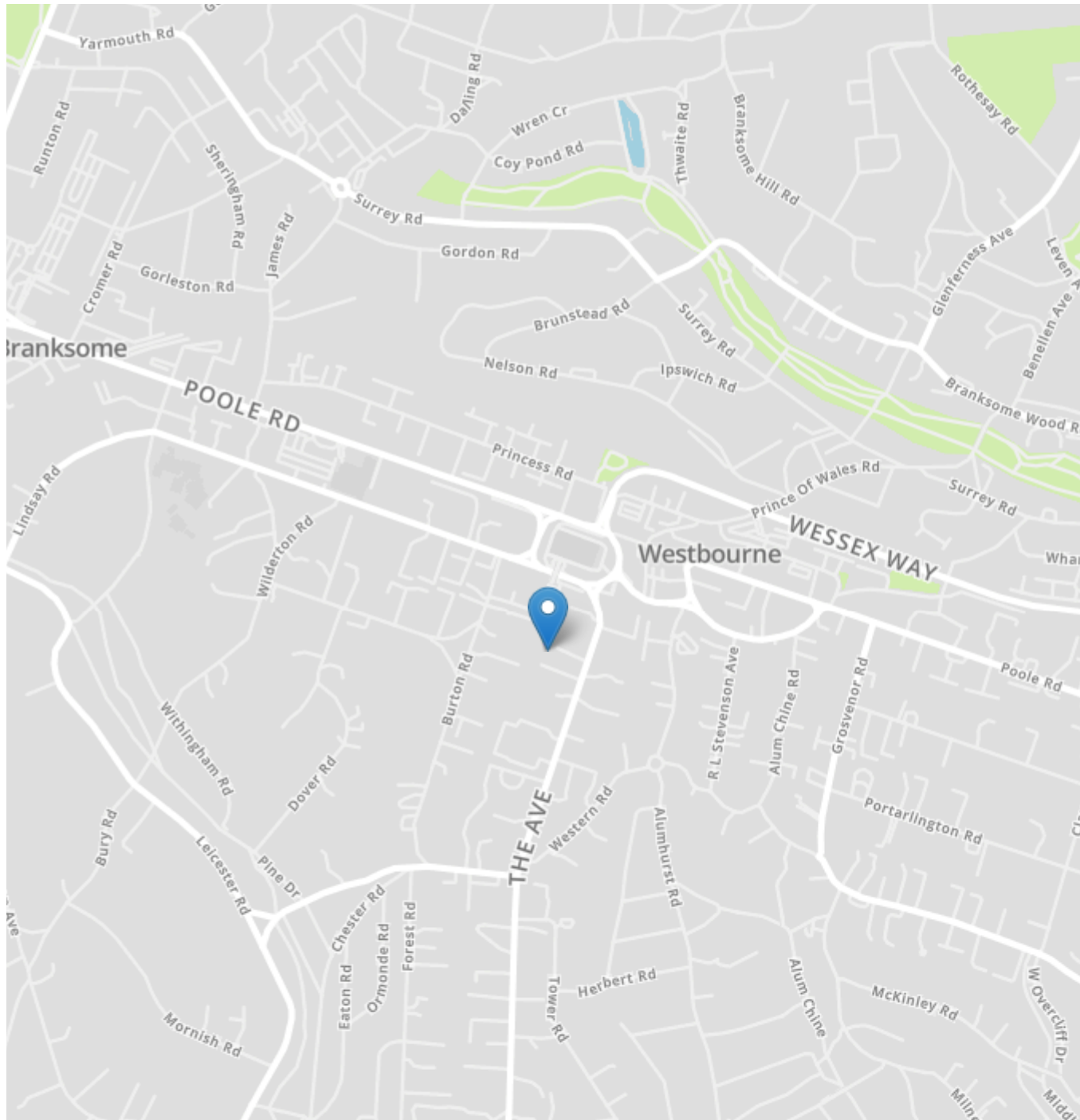
About Mays


Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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