

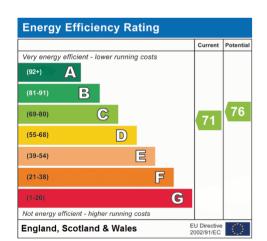
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# Flat 15, Blenheim 6 The Avenue, BRANKSOME PARK BH13 6AG

£400,000

## **The Property**

Brown and Kay are pleased to market this spacious three bedroom apartment located in the sought after area of Branksome Park. The property is positioned on the fourth floor and benefits from lift access. The bright and generous accommodation boasts a 22' living room with dining area and a balcony with pleasant outlook, a fitted kitchen, an en-suite bathroom and a principal shower room. There is also a garage and a share of freehold, and with no onward chain this is a must see home.

Blenheim is well situated in this highly desirable area being within reach of all the area has to offer. The bustling village of Westbourne has an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also within comfortable reach are leafy Chine walks and miles upon miles of golden sandy beaches and promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth with links to London Waterloo.

# **COMMUNAL ENTRANCE HALL**

Secure entry with stairs and lift to the fourth floor.

# **ENTRANCE HALL**

Storage cupboards.

## LIVING ROOM

22' 8" x 11' 6" (6.91m x 3.51m) Side and rear aspect UPVC double glazed windows, side aspect door to the balcony, radiator, archway to the dining area.

# BALCONY

Enjoying a pleasant tree top outlook with views overlooking the communal gardens.

## **DINING AREA**

11' 6"  $\times$  8' 0" (3.51m  $\times$  2.44m) UPVC double glazed window, radiator.

# KITCHEN

12' 5" x 10' 10" (3.78m x 3.30m) Range of wall and base units with work surfaces over, built-in four point gas hob, built-in oven, space and plumbing for washing machine, integrated fridge/freezer.

# BEDROOM ONE

13' 4"  $\times$  12' 0" (4.06m  $\times$  3.66m) UPVC double glazed window and side aspect UPVC double glazed door to the balcony, range of fitted wardrobes, door to the en-suite bathroom.

# **EN-SUITE BATHROOM**

Suite comprising bath, wash hand basin and w.c., radiator.

## **BEDROOM TWO**

11' 10" x 10' 6" (3.61m x 3.20m) UPVC double glazed window to the front aspect, radiator.

## **BEDROOM THREE**

 $14' 10" \times 8' 11" (4.52m \times 2.72m)$  UPVC double glazed window, radiator.

## **SHOWER ROOM**

Suite comprising shower cubicle, wash hand basin and w.c. Double glazed frosted window.

## GARAGE

Located in a block, there is visitors parking available.

## **COMMUNAL GROUNDS**

Blenheim sits in well tended grounds with areas of lawn and mature surround.

# **TENURE - SHARE OF FREEHOLD**

Length of Lease -

Maintenance -

Management Agent -

**COUNCIL TAX - BAND E**