



**Flat 37, Avenue Court, 18-20 The Avenue,
Branksome Park, Poole BH13 6AQ**



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SHARE OF FREEHOLD PRICE £375,000

A contemporary, 2 double bedroom, 2 reception room ground floor apartment, being a level walk to Westbourne, which is approximately 800m away. Recently refurbished throughout and offers excellent size rooms and a patio with views over the beautiful, tended gardens. The property has a newly fitted kitchen/breakfast room with integrated appliances, 2 updated stylish shower rooms and modern decor throughout. It further offers gas central heating, double glazing and like others in the block, the dining room could be converted into a third bedroom. 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 several communal parking bays.

- Contemporary 2 double bedroom, 2 reception room ground floor apartment within walking distance of Westbourne
- Updated throughout with a 'cool vibe' and relaxed feel
- Refitted kitchen/ breakfast room fitted with a range of navy, Shaker style matt handle less units with white quartz work tops over, extending to form a breakfast bar. Integrated oven, induction hob, extractor, undercounter washing machine, dishwasher and fridge/freezer
- 2 very stylish and fashionable shower rooms, both with walk in showers
- Generous lounge opening into a separate dining, both with doors leading to the patio
- Patio with views out to the communal gardens
- Very generous main bedroom with garden views
- Modern décor and fittings throughout
- Double glazed windows and gas central heating
- Private garage with power, beautifully kept gardens and communal parking
- Entryphone system and a passenger lift servicing all floors

Avenue Court is situated on this beautiful tree lined avenue, one mile from the award winning Branksome Beach and approximately quarter of a mile from Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. There are also excellent bus services from Westbourne to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. Nearby leisure facilities include Parkstone Golf Course, Compton Acres and various marinas on Poole Harbour.

Tenure: Share of Freehold with 952 year lease
Maintenance Charges Approximately £2,400 per annum

COUNCIL TAX BAND: D EPC RATE: 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.

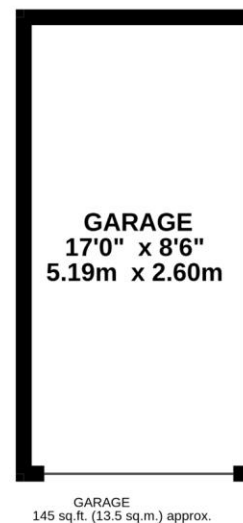
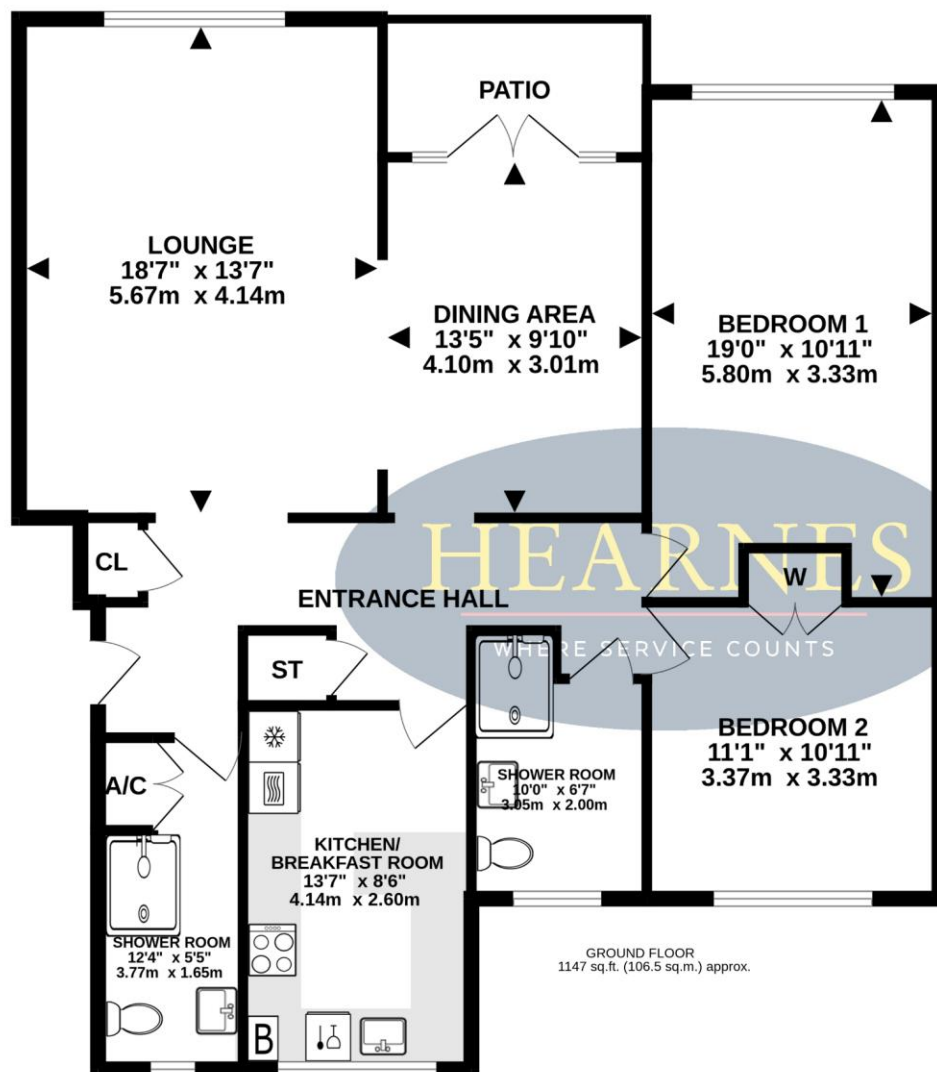




INCLUDING GARAGE AND PATIO

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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GROUND FLOOR
1147 sq.ft. (106.5 sq.m.) approx.





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