

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 5, 38a Beach Breeze, The Avenue, Poole, Dorset, BH13 6FG  
Guide Price £500,000

**\*\* TRULY STUNNING APARTMENT JUST A MOMENTS WALK FROM THE BEACH \*\*** Link Homes Estate Agents are delighted to offer this three bedroom first floor apartment situated in the heart of ‘The Avenue’ in BH13. ‘Beach Breeze’ was built in 2020 and comprises of twelve luxury apartments. Apartment five boasts an abundance of standout features, few of which includes a Southeast facing private balcony, underfloor heating throughout, bespoke built-in wardrobes/ cupboards, two beautifully presented bathrooms both benefitting from feature 'Porcelanosa' tiles, open plan living, a fully integrated modern kitchen with ‘Quartz’ worktops, an allocated parking space, solar panels for all apartments to benefit from and approximately 1067 square feet of living accommodation. An internal viewing is a must to fully appreciate this fine apartment being offered.

The Avenue is a popular location within close proximity of the Blue Flag beaches at Branksome Chine. It is also only a short distance from the popular shopping parade in Canford Cliffs, approximately just one mile away and the desirable Westbourne Village is also within walking distance. The shores of Poole Harbour and the world-famous Sandbanks Peninsula are easily accessible by car within a few minutes. The property has easy access to Bournemouth and Poole. Branksome train station, with its direct links to Southampton & London, is located just over one mile away making it an ideal place to own a second home. Holiday Lets and Pets are also permitted within the block.



## First Floor

### Entrance hallway

Smooth set ceiling, LED downlights, front door to the side aspect opening onto the communal hallway area, video phone entry system, alarm system, LVT flooring, power points, digital wall thermostat, smoke alarm, built-in shoe cupboard, built-in cupboard with sliding front mirrored doors, an airing cupboard with the 'Vaillant' combination boiler and a consumer unit enclosed.

### Kitchen/Diner

Smooth set ceiling, LED downlights, smoke alarm, ceiling lights, LVT flooring, part feature tiled walls, wall and base soft closing units, 'Quartz' worktops with built-in power points, 'Blanco' one and a half bowl stainless steel sink with built-in drainer, built-in low level wine fridge, integrated 'Neff' dishwasher, integrated 'Bosch' washing machine, integrated 'Neff' electric oven, integrated 'Neff' microwave, four point 'Neff' induction hob with a stainless steel 'Neff' extractor fan above and power points.

### Living Area

Smooth set ceiling, downlights, LVT flooring, power points, television point and floor to ceiling UPVC sliding doors to the front aspect opening onto the private balcony area.

### Bedroom One

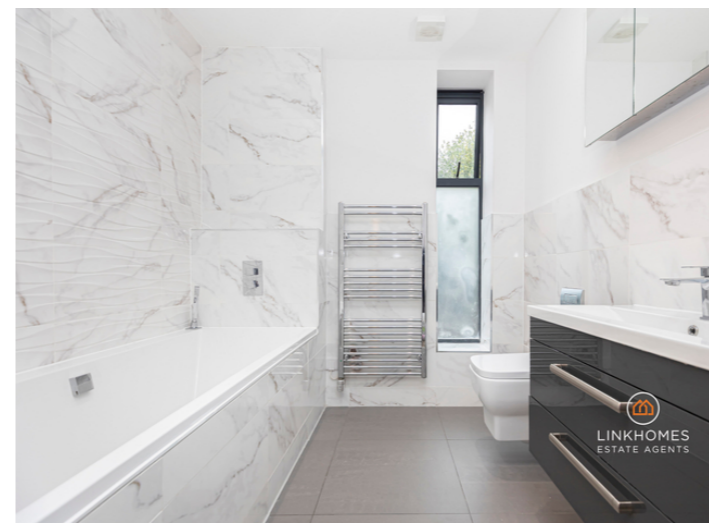
Smooth set ceiling, LED downlights, floor to ceiling UPVC double glazed windows to the front aspect, carpeted flooring, built-in sliding door front mirrored wardrobes, power points, television point, digital wall thermostat and en-suite shower room.

### En-Suite Shower Room

Smooth set ceiling, LED downlights, extractor fan, tiled flooring, Porcelanosa tiled walls, double enclosed rainfall shower, wall mounted sink with under cupboards, wall mounted cupboard with a front mirrored door, wall mounted toilet and a stainless-steel heated towel rail.

### Bedroom Two

Smooth set ceiling, LED downlights, floor to ceiling UPVC double glazed window to the front aspect overlooking the communal garden area, carpeted flooring, 'Venti-Axia' air flow system, power points, digital wall thermostat and television point.



### Bedroom Three

Smooth set ceiling, LED downlights, carpeted flooring, digital wall thermostat, dual aspect UPVC double glazed windows to the front and side aspect overlooking the carpark area and power points.

### Bathroom

Smooth set ceiling, LED downlights, UPVC double glazed frosted window to the side aspect, tiled flooring, Porcelanosa tiled walls, panelled bath with a shower head above, wall mounted sink with under cupboard, wall mounted toilet, wall mounted cupboards with front mirrored doors and a stainless-steel heated towel rail.

## Outside

### Balcony

Southeast facing with glass balustrades and laid to decking.

### Communal Gardens

Wrap around communal garden with surrounding fences, mainly laid to lawn with a gravel walkway and trees.

### Car Park

An allocated space, two visitors spaces and two disabled visitors spaces. There is also secure bike storage and bin storage.

## Agents Notes

### Useful Information

Tenure: Share of Freehold

Lease Length: 999 years from 2020.

Service Charges: Approximately £1,631.95 per annum which includes cleaning of the communal areas, external window cleaning, cleaning of the car park, communal electric and water, communal fire alarm system, fire risk assessment, door entry system and lift maintenance.

Buildings Insurance: Included in the service charges.

Management Company: Pine Breeze Management Company.

EPC rating: B

Council Tax Band: E - Approximately £2,625.02 per annum.

Rentals: Long term lets are permitted, short term lets are permitted for ninety days per annum.

Heating: Underfloor heating throughout the property.

Pets: Are permitted subject to permission.

There is an in-built water mist system in case of a fire.

### Stamp Duty

First Time Buyer: £3,750

Moving Home: £12,500

Additional Property: £27,500