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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

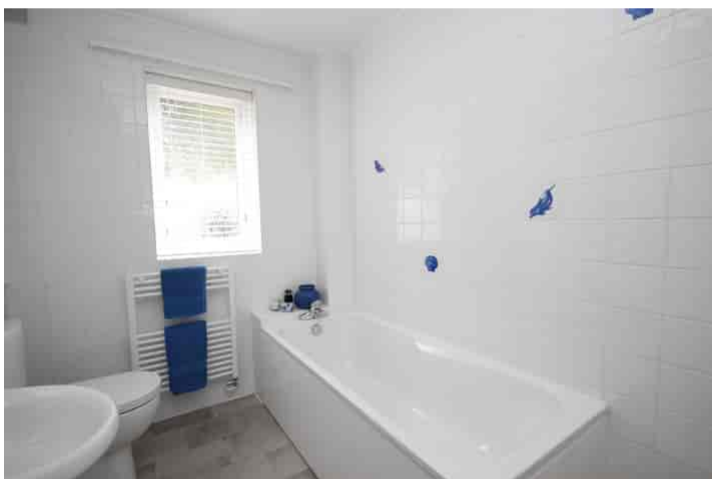
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## Flat 8, Avenue Court 18-20 The Avenue, BRANKSOME PARK BH13 6AQ

£360,000

### The Property

Brown and Kay are pleased to market this generously proportioned apartment situated in the highly sought after area of Branksome Park. The apartment occupies a ground floor position in this 3 storey building. The large windows make this a light and bright home with a bungalow feel. It is situated at the quiet rear of the development away from the road. The apartment has a large living room with a beautiful view of the mature gardens and direct access to the grounds from the gated terrace. An extremely generous master bedroom also has a door to the terrace. Two further double bedrooms, one currently used as a separate dining room. It boasts a beautifully fitted kitchen with integrated appliances, a four piece large bathroom plus additional cloakroom. The apartment is gas centrally heated with a combi boiler. Together with a good sized garage, ample visitor parking on site and a share of freehold this would make a superb choice first or second home.

Avenue Court is well positioned on The Avenue to take advantage of all the area has to offer. In a comfortable walk are golden sandy beaches with miles of scenic promenade stretching to Bournemouth and beyond in one direction, Sandbanks Peninsula and Poole Harbour in the other - this is a perfect location for those who love the outdoors and water sport enthusiasts. Vibrant Westbourne Village with its mix of cafes, bars, restaurants and boutique shops is a short walk. This area is well served with local and national bus services for Dorset, the surrounding counties and London Victoria plus train stations with links to London Waterloo.

### AGENTS NOTE - PETS AND HOLIDAY LETS

We are advised neither pets nor holiday lets are permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

With secure entry system.

### ENTRANCE HALL

The more than generous hall is currently arranged as a home office with two large storage cupboards and a substantial airing cupboard.

### LIVING ROOM

17' 10" x 12' 9" (5.44m x 3.89m) A versatile and large living space with double glazed patio doors to the terrace, feature fireplace.

### TERRACE

Sunny South East facing and enclosed with railing, gate to communal gardens.

### STUNNING KITCHEN

14' 9" x 8' 7" (4.50m x 2.62m) A beautifully appointed kitchen equipped with a range of modern units including 2 corner carousels with contrasting work surfaces which extends to provide a breakfast bar, single drainer sink unit, inset gas hob with extractor, integrated fridge/freezer, dishwasher, oven and integral bin cupboard, also a washing machine. Double glazed window to the front garden aspect.

### MASTER BEDROOM

13' 7" x 13' 5" (4.14m x 4.09m) Double glazed window to the rear garden aspect, door to the terrace.

### DOUBLE BEDROOM TWO

12' 10" x 9' 5" (3.91m x 2.87m) Double glazed window to the front, double glazed window to the side.

### DOUBLE BEDROOM THREE

12' 10" x 9' 10" (3.91m x 3.00m) Double glazed window to the front aspect.

### BATHROOM

Side aspect frosted window, white suite comprising Kaldewei insulated bath, step in shower, wash hand basin and toilet with wall cupboards.

### CLOAKROOM

Side aspect frosted window, toilet and vanity unit with wash hand basin.

### GARAGE

5.2m deep x 2.6m wide (17' 1" x 8' 6") Power and lighting are connected, up and over door, overhead racking for storage.

### COMMUNAL GROUNDS

Avenue Court sits in well maintained communal grounds with areas of lawn and a variety of mature trees, shrubs and plants.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 940 years remaining  
Service Charge - £2,150.00 per annum  
Management Agent - Rendall & Ritner

### COUNCIL TAX - BAND D