



**Oakhurst, 14 The Avenue, Poole,  
Dorset, BH13 6HP**

# Oakhurst, 14 The Avenue, Poole, Dorset, BH13 6HP

## Leasehold PRICE £150,000

A delightful ground floor one bedroom apartment, with direct garden access, having its own patio and situated to the rear of the development. Very well presented inside with a good size lounge, separate fully fitted kitchen with a window overlooking the rear garden, shower room and double bedroom. Set in a peaceful location, on the west elevation, so far from the road and able to enjoy the natural outlook of the gardens. Oakhurst is a delightful retirement development of 43 apartments, built in 2005 by McCarthy and Stone, and is ideally situated within a flat walk of Westbourne Shops. There is a wonderful community with a delightful house manager, well-kept communal areas to include a lounge area, laundry, guest suite, communal parking, entry phone system and emergency pull cords. A real feature are the beautifully tended gardens with areas of lawn, seating areas and one of the residents has set up a vegetable garden.

- Delightful one bedroom ground floor apartment with direct access to the gardens
- Retirement development for the over 55's
- Westerly facing patio off the lounge, having a lovely garden aspect
- Well presented throughout with no forward chain
- Double glazing and electric heating
- Kitchen fitted with integrated appliances to include hob, oven, extractor, fridge/freezer
- Delightful Branksome park location within a flat walk of Westbourne
- 24 hour Careline alarm system
- Camera entry system
- House manager with a ground floor office
- Delightful private gardens which are well tended and have seating areas along with a vegetable garden
- Residents communal parking
- Guest suite for visitors
- Existing Pets Permitted

Oakhurst enjoys a fabulous location set down this tree line avenue and being within a flat walk to all the shops and eateries in Westbourne as well as within 1 mile of Branksome Chine Beach. Poole and Bournemouth Town Centres are within 3 miles and the property is within easy access to the A338 spur road, leading out of town.

**Terms of Lease:** 125 Years from 2005

**Maintenance charges:** Approx £2,374.40 per annum

**Ground Rent:** £395.00 per annum

**COUNCIL TAX BAND: D**

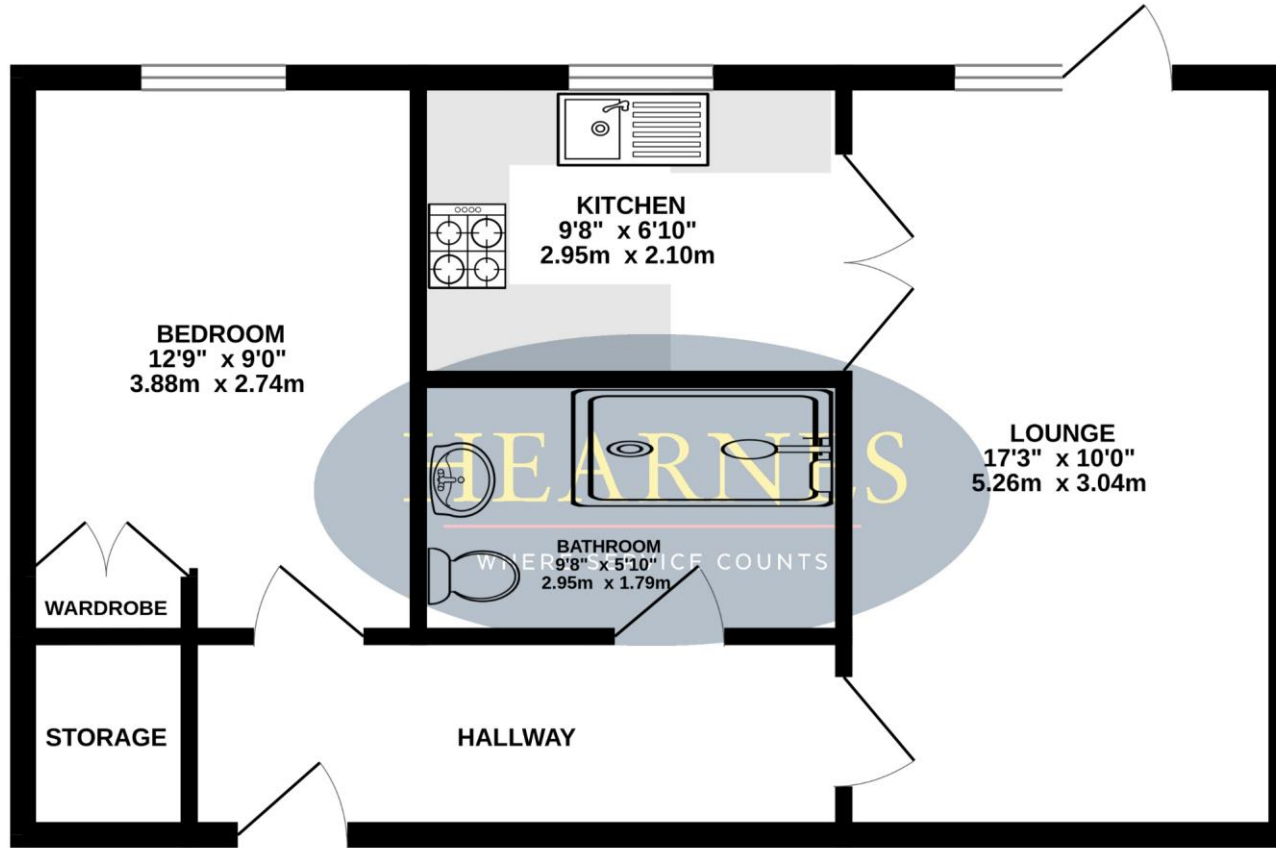
**EPC RATE: B**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





**GROUND FLOOR**  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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Communal Lounge



Communal Lounge



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