

**Branksome Chase, 82 Penn Hill Avenue,  
Poole, BH14 9NA**



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# Branksome Chase, 82 Penn Hill Avenue, Poole, BH14 9NA

## SHARE OF FREEHOLD PRICE £300,000

A spacious and beautifully presented 2 double bedroom raised ground floor apartment, set in this delightful development in Penn Hill and sold with no forward chain. The property has well laid out accommodation to include a kitchen/breakfast room with integrated appliances, elegant lounge/dining room with doors onto a raised patio that leads onto the front garden, beautifully refitted en-suite shower room, refitted bathroom, good size entrance hall with large double storage cupboard, lift access to underground parking with an allocated parking space, good sized lockup storage room and further visitor parking spaces. Set on a lovely Avenue, within a few hundred yards to Penn Hill shops, bars and restaurants and easy access to the Chine, which leads down to the beach which is approximately 1.5 miles away.

- Well presented, raised ground floor apartment in an attractive modern development built in 2000
- 2 large double bedrooms
- Wonderful size lounge/dining room
- Kitchen with a range of pale oatmeal coloured shaker style units with chrome handles and integrated appliances to include an electric hob, oven and extractor, fridge/freezer, dishwasher, space and plumbing for washing machine. and space for a breakfast table
- Refitted luxury fully tiled en-suite shower room with walk in double shower and drench shower head and fitted vanity unit. Further updated main bathroom
- Redecorated throughout in soft tones and replaced chrome switches and sockets to blend. Fitted luxury carpets
- Good sized entrance hall with double storage cupboard (has a fitted radiator, so great for keeping coats warm!)
- Gas central heating and double glazing
- Outside enclosed patio to the front of the building leading to communal gardens
- Underground secure parking area with one allocated parking space, locked storage room and visitors parking. Accessed via a remote control electric gate.
- Passenger lift servicing all floors including the underground parking.
- Excellent location being within a few hundred yards to the shops and bars at Penn Hill and within a mile and a half to the beach and sea
- Sold with no forward chain and furniture items available

Branksome Chase is a development of 10 apartments set over 3 floors. Flat 3 is set at the front of the development and can be approached by an entry phone system. Set in a super location near the bars and restaurants at Penn Hill, it is also convenient for the beach and sea, Branksome Retail Park, Ashley Cross and Canford Cliffs, which are all within a mile and a half.

Term of Lease: 999 years from 2018 Branksome Chase Residents Company own the freehold  
Maintenance Charges: Approximately £175 per month  
Ground Rent: Peppercorn

COUNCIL TAX BAND: D

EPC RATING C

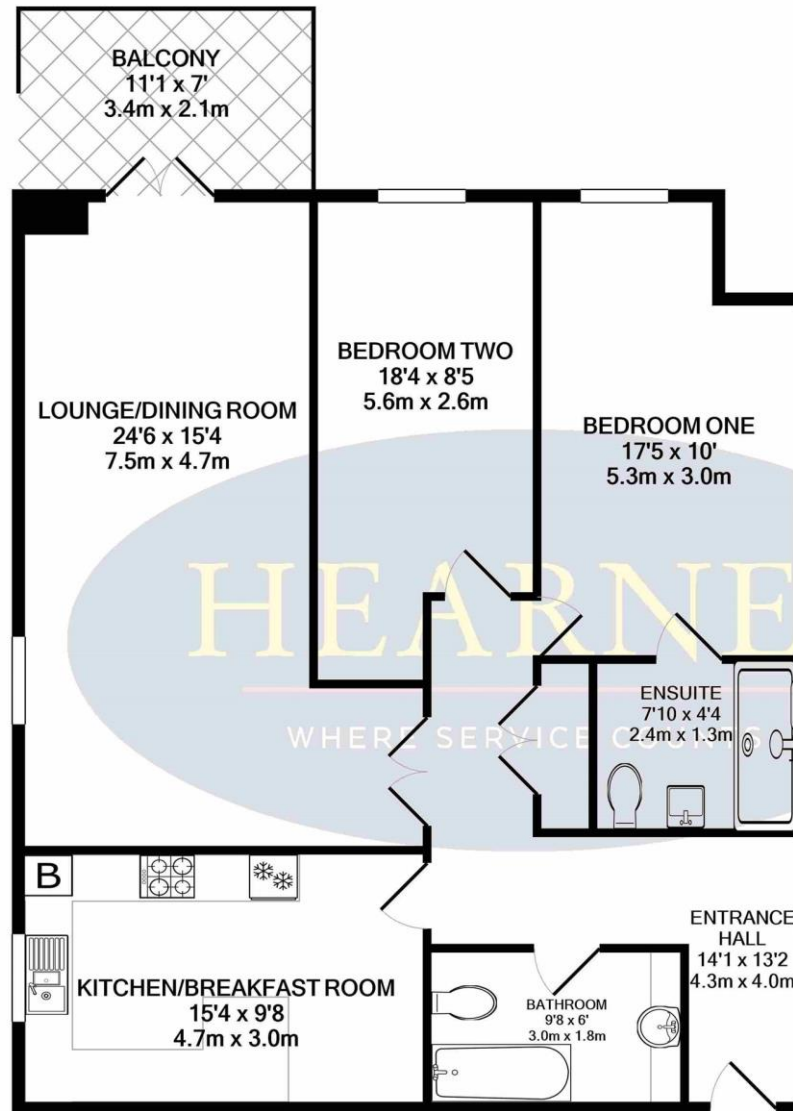
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.











TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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