

Greenacres

22 The Avenue, Branksome Park BH13 6AL

£425,000 Leasehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A beautifully appointed three-bedroom, two-bathroom first-floor apartment with an on-site caretaker and exceptional communal facilities, including landscaped gardens and residents' heated outdoor pool and perfectly located in the prestigious Branksome Park, BH13.

## Key Features

- Spacious & elegant first-floor apartment in prestigious Branksome Park
- Modern kitchen with built-in appliances
- Expansive lounge/ dining room leading to a large private balcony
- Principal bedroom with fitted wardrobes, access to a balcony and an ensuite
- Two further bedrooms
- Quality finish throughout
- Beautifully landscaped communal gardens
- Residents access to a heated open-air swimming pool
- Private garage and residents parking
- Separate family shower room





## About the Property

Located on one of the area's most sought-after avenues in leafy Branksome Park, this spacious and elegant first-floor apartment offers a perfect blend of comfort, style and convenience.

Accessed via stairs or lift, the property welcomes you into a generous reception hall that leads to all rooms. At the front of the apartment sits a modern, well-equipped kitchen featuring high-quality stone worktops and integrated appliances.

A real highlight of the home is the expansive lounge/dining room, ideal for both entertaining and relaxing. This superb living space opens out onto a large private balcony, accessed via French doors from the living room and from both the principal and second bedroom, and enjoys a peaceful, leafy outlook.

The main bedroom is bright and airy with fitted wardrobes, providing excellent storage, and an ensuite shower room. Opposite is a stylish family shower room.

Bedrooms two and three are thoughtfully positioned to provide a good level of privacy from one another, making the layout ideal for families or guests.

Throughout the apartment, you'll find quality finishes such as hardwood flooring, modern kitchen fittings and bespoke wooden and glazed doors, enhancing the sense of space and light.

Externally, the property benefits from a private garage and residents' parking. A standout feature of the development is the stunning communal gardens, beautifully landscaped with various seating areas perfect for outdoor dining or quiet relaxation. Residents also enjoy exclusive access to a heated open-air swimming pool, open daily from 7am to 9pm between May 1st and September 30th.

This rare opportunity combines luxury living with a tranquil, community-focused environment in one of the South Coast's most desirable locations.

**Tenure:** Leasehold Underlying lease term of 972 years remaining (999 years from 1st January 1998)

**Service Charge:** £2163.57 Bi-annually (Total £4327.14) to include water, sewage, buildings insurance, full-time caretaker, rubbish removal, external window cleaning, lift & pool maintenance, decorating of external & internal communal areas, communal garden maintenance & professional duties of a Management Agent

**Management Agent:** Napier Management Services Ltd 01202 314511

**Council Tax Band:** D (BCP Council)

**Holiday lets/airbnb** are not permitted

**Pets** are permitted

**Utilities:** Mains Electricity, Gas, Water & Sewerage

**Broadband:** Refer to Ofcom website **Mobile Signal:** Refer to Ofcom website

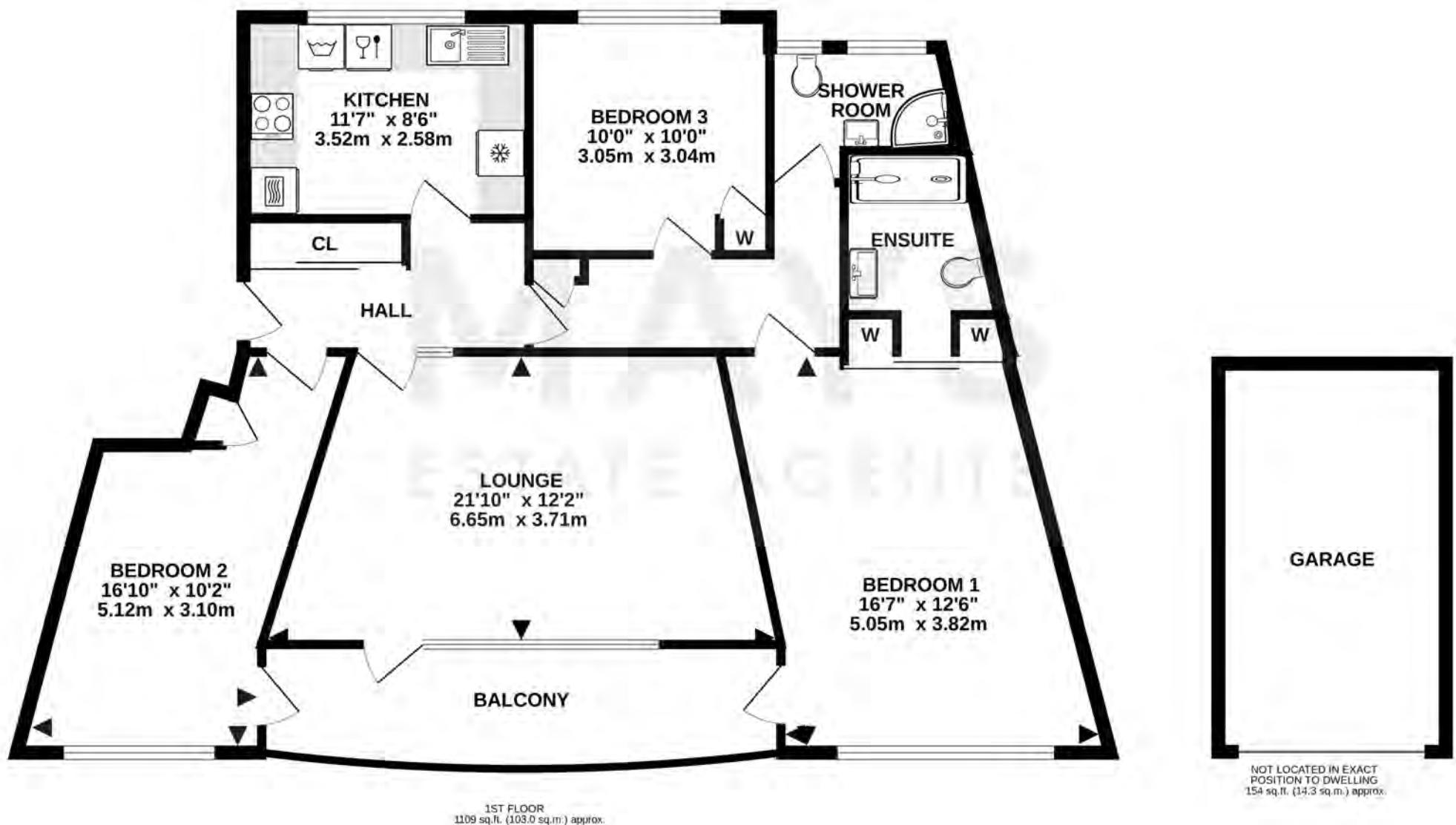
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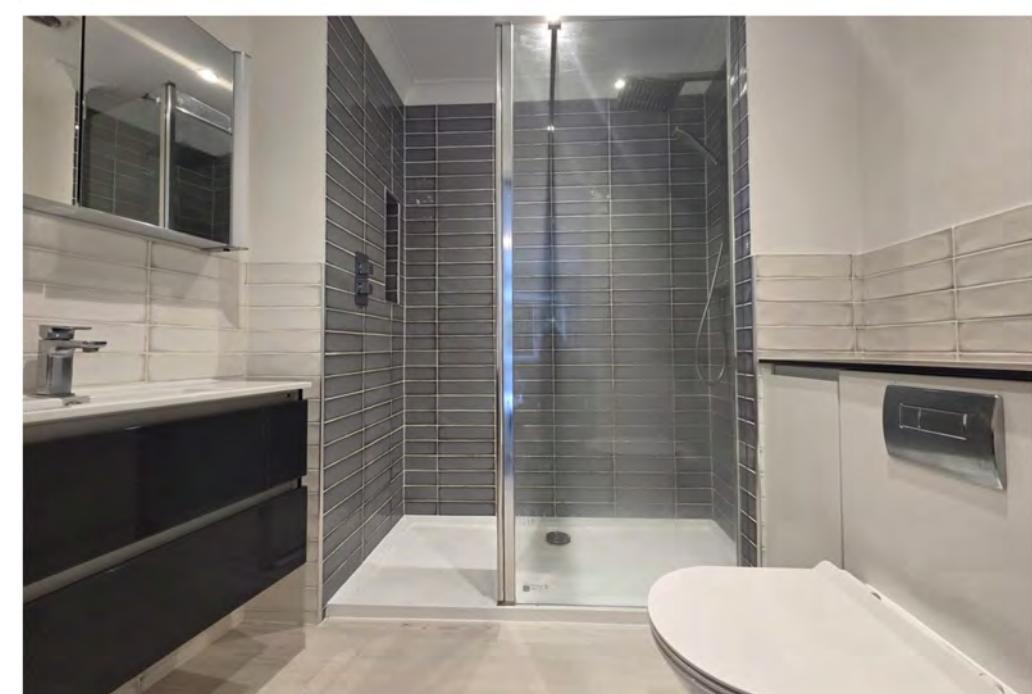
INCLUDING GARAGE AND BALCONY

TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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## About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

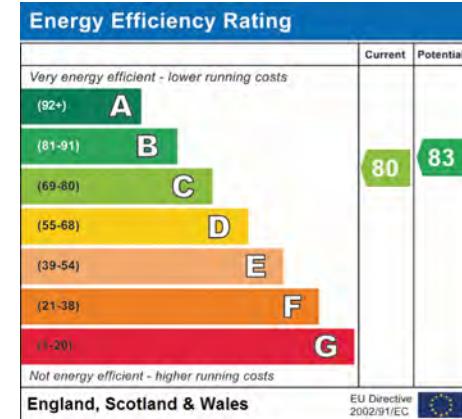
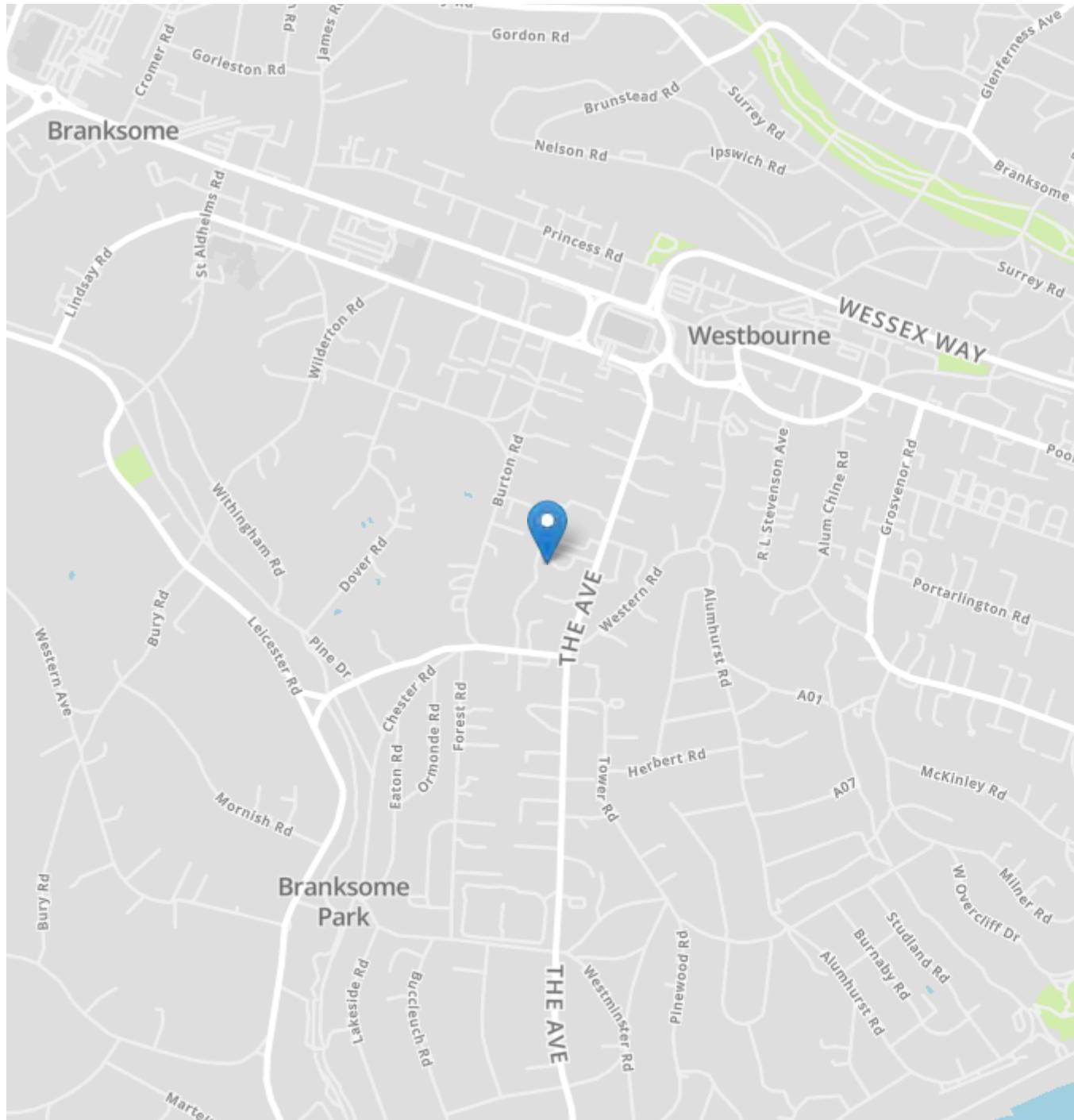


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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