

Dolphin Court, 15 The Avenue,
Branksome Park BH13 6HB

Offers in the region of £400,000 Share of Freehold





Property Summary

A beautifully positioned apartment, central to Westbourne Village and the nearby golden beaches, offered to the market with no forward chain. Refurbished throughout to an exceptional standard, offering three bedrooms, two bathroom and South facing balcony.



Key Features

- Tastefully Modernised Throughout
- Open Plan Living Accommodation
- South Facing Balcony Overlooking Tree Tops
- Three Bedrooms
- Two Bathrooms
- Separate Utility Room
- Garage
- Lift Access
- Desirable Branksome Park Location
- Council Tax Band D



About the Property

Dolphin Court is situated in the prestigious Branksome Park location within a short walk to Westbourne Village and the Blue Flag beaches.

Upon entering the development is a sweeping driveway leading through to the garages. Steps lead up to the main communal entrance with intercom system allowing access into the building. Lift access or staircase to the third floor landing.

A welcoming entrance hall leads through to the principal accommodation. The kitchen/breakfast room has been tastefully designed with integrated appliances, this room offers a delightful dual aspect and leads onto the generous balcony with pleasant tree top views. The living room is set off the kitchen/breakfast room and is separated by glass bi-fold doors, this can easily be incorporated into the open plan living area to make an ideal entertaining space. The seller has also created a utility room which offers space for extra appliances and storage.



There are three impressive double bedrooms, two of which have fitted wardrobes, the third currently being used as a study. Two modern bathrooms complete the accommodation.

The communal grounds are extremely well presented with raised lawn creating an enjoyable seating area. There are several visitor parking spaces around the building, offered on a first come first serve basis.

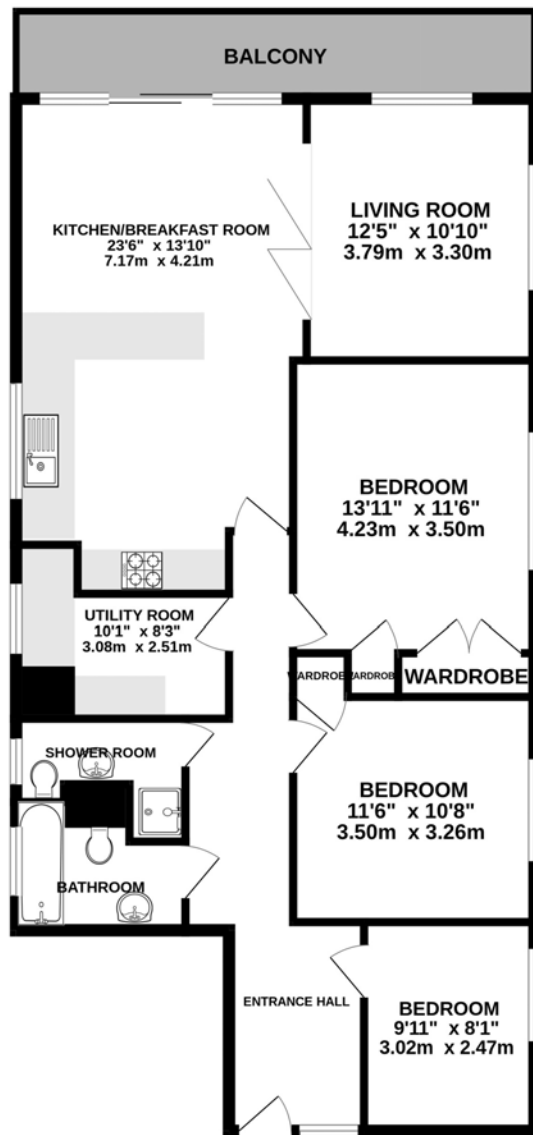
Tenure: Share of Freehold

Lease Length: 999 years from 2002

Service Charge: £718.68 per quarter (£2,862.72 per annum)

We have been advised that pets and holiday lets are not permitted.

THIRD FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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 areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

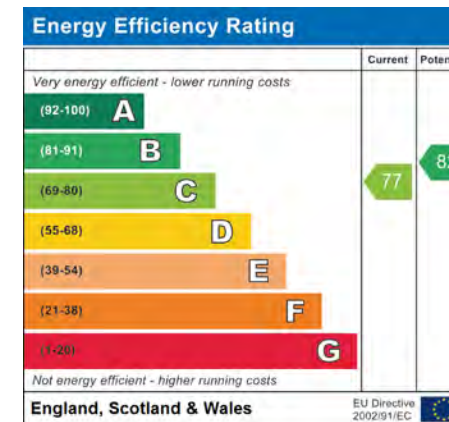
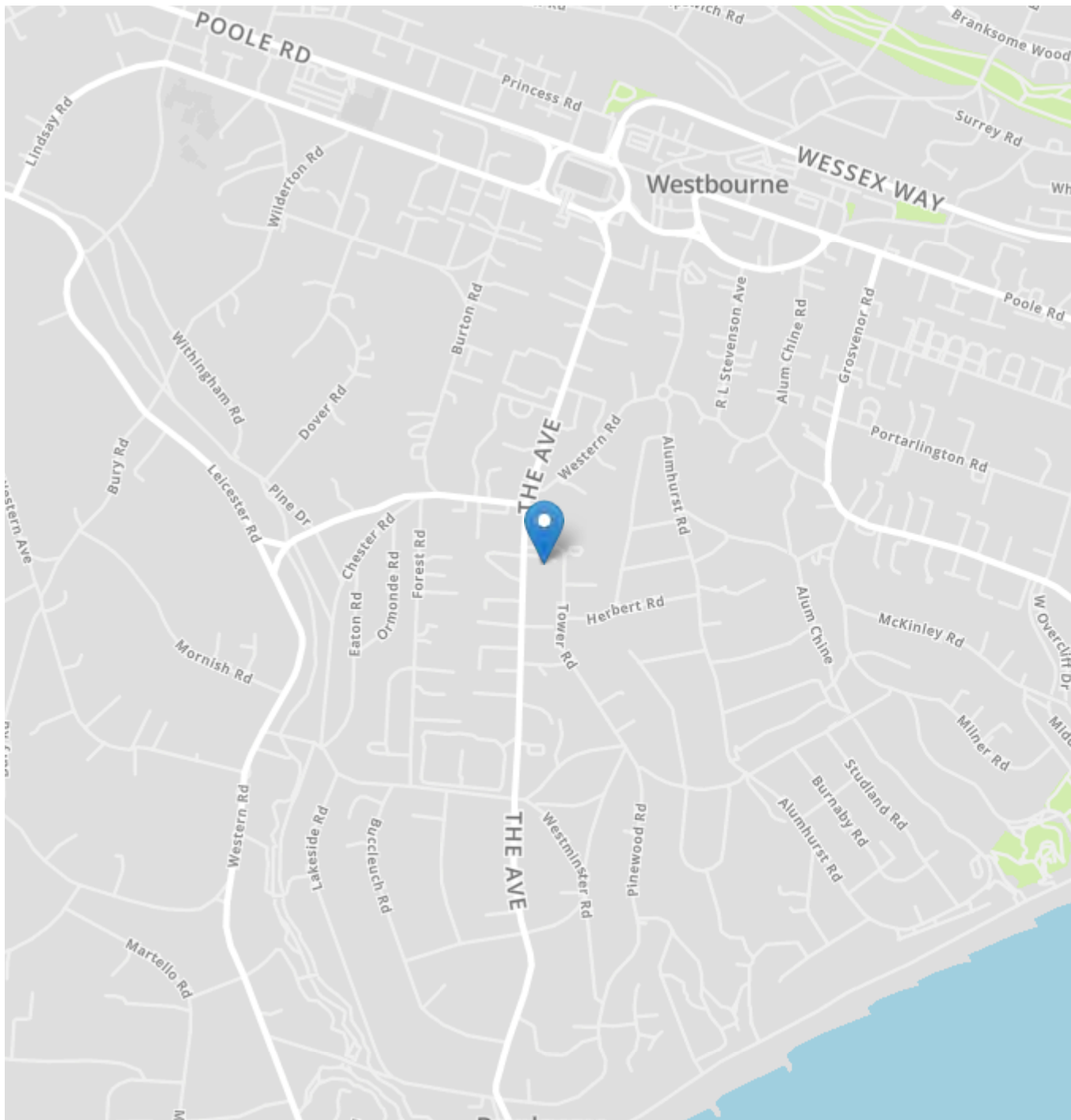


About Mays

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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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