

**Flat 6, Avenue Court, 18-20 The Avenue,
Branksome Park, Poole BH13 6AQ**

HEARNES

WHERE SERVICE COUNTS



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SHARE OF FREEHOLD GUIDE PRICE £300,000 - £325,000

Excellent value for this particularly spacious 2 double bedroom top (second) floor flat in this superb location just 450m from the shops at Westbourne and 1 mile from the beach and restaurant at Branksome Chine. The property includes a good size balcony with electric awning and offers potential for personalisation with some modernisation required but has gas central heating and double glazing (although some units are blown) Other noteworthy features include security entryphone system, single garage, generous communal parking with permits for flat owners, fitted kitchen/breakfast room with appliances included.

- Large 2 double bedroom purpose built flat
- Share of freehold
- Top (second) floor
- Superb location just 450m from Westbourne shops and a mile from the beach
- Fitted kitchen/breakfast room with appliances
- Offering potential for personalisation and some modernisation.
- Double glazing and gas central heating via radiators
- Single garage and extensive communal parking
- Security entryphone system
- Good size balcony with electric awning and delightful communal gardens
- Vacant – available immediately

Avenue Ct is situated on this beautiful tree lined avenue, one mile from the award winning Branksome Beach and approximately quarter of a mile from Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. There are also excellent bus services from Westbourne to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. Nearby leisure facilities include Parkstone Golf Course, Compton Acres and various marinas on Poole Harbour.

Tenure: Share of Freehold with 952 year lease
Maintenance Charges Approximately £2,200 per annum

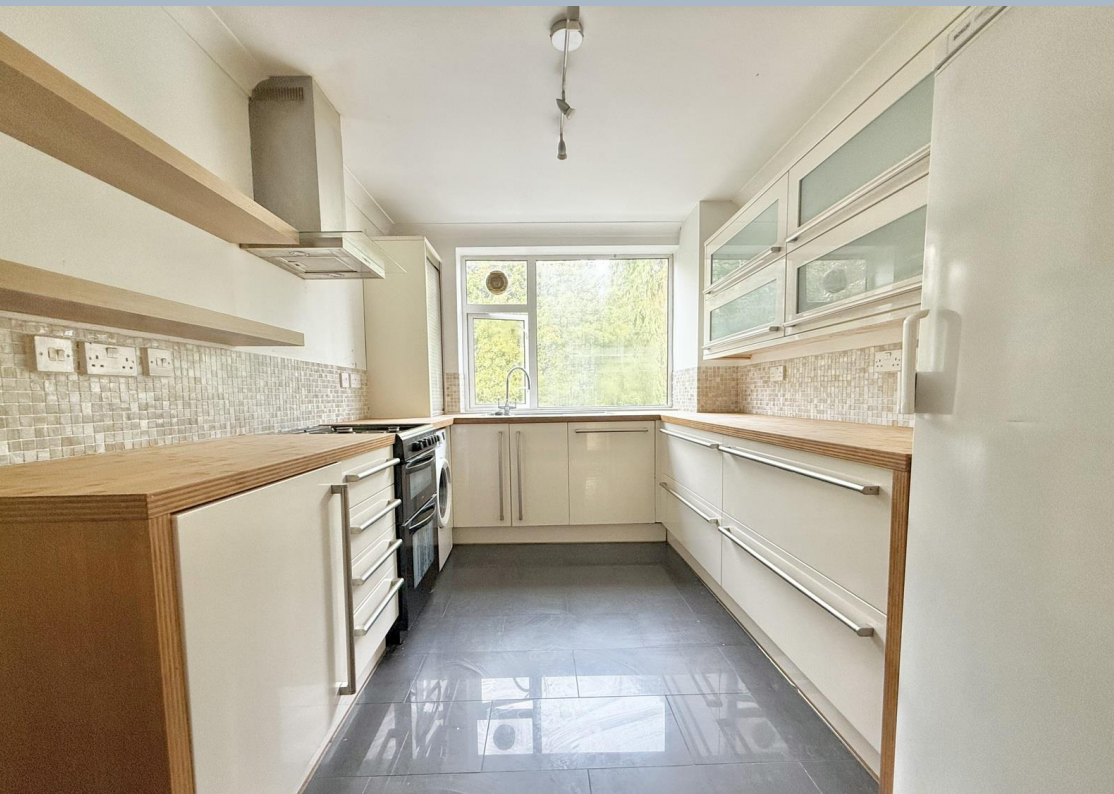
Ground rent £0

COUNCIL TAX BAND: D

EPC RATE: D

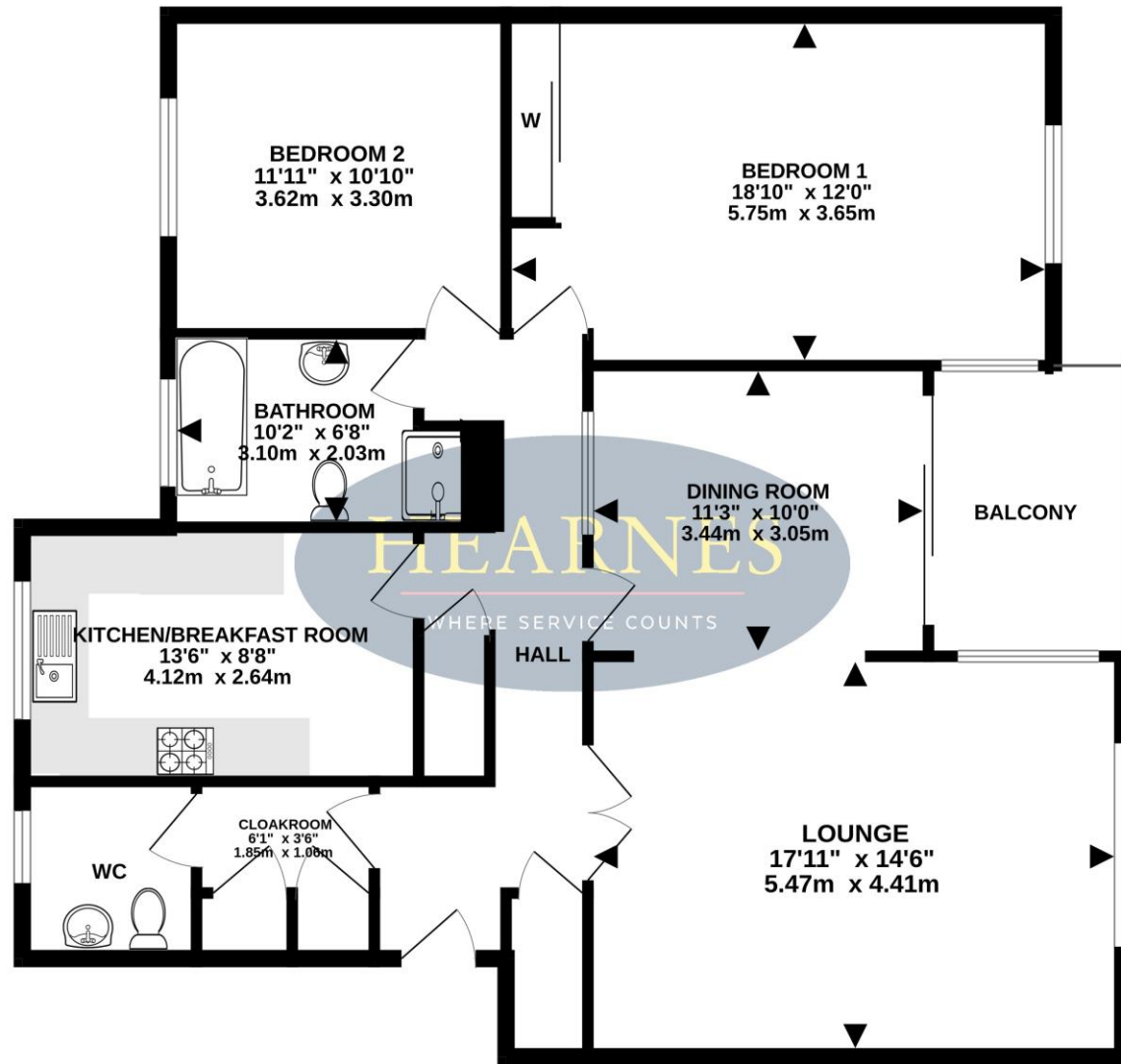
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





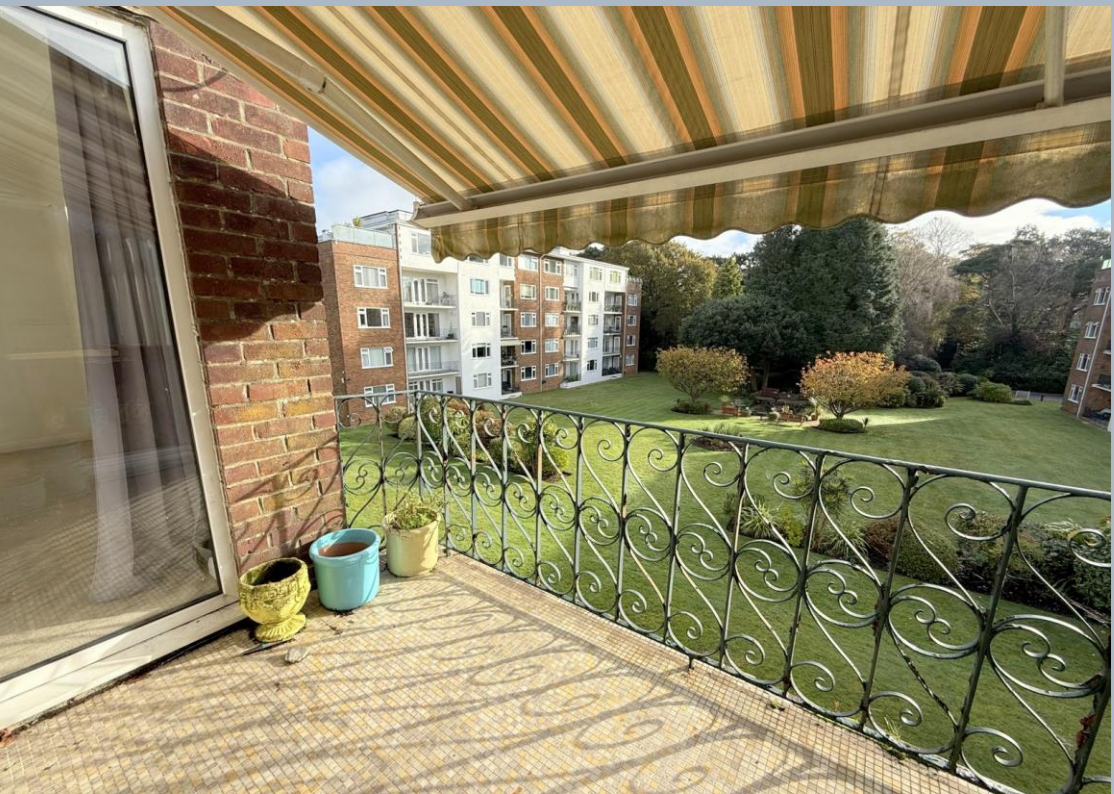
TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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SECOND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.







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