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**Flat 17 Gleneagles, 19-21 The Avenue, Poole
Dorset, BH13 6HQ**

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SHARE OF FREEHOLD PRICE £275,000

A stylish and beautifully presented two double bedroom, third floor apartment with a westerly facing balcony, garage, entryphone system and passenger lift. The property has been completely updated and renovated to include a contemporary kitchen/breakfast room, with integrated appliances, 24ft lounge, balcony, luxury tiled 4-piece bathroom and benefits from a wooded outlook from all the windows. With the bedrooms facing east and the living room facing west, the flat enjoys a sunny aspect in both winter and summer months. Added benefits include double glazing, slim line electric radiators and communal parking. Gleneagles is a development of 2 blocks with 20 apartments in each and having a share of the freehold. The block is set in well maintained, secluded gardens just off The Avenue with a rear entrance onto Tower Road and provides additional on street parking.

- Delightful and stylishly modernised 2 double bedroom third floor apartment set in a popular development
- Immaculately presented and internally spacious with modern décor and fittings
- Westerly facing balcony enjoying the afternoon and evening sun
- Delightful, wooded outlook from the windows
- Contemporary kitchen/breakfast room with a range of white high gloss handleless units with work tops over to form a breakfast bar. Integrated appliances to include electric oven, hob and extractor, fridge/freezer, wine fridge, dishwasher and space for washing machine
- Luxury tiled bathroom with underfloor heating and a 5-piece suite having a bath, w.c, wash hand basin and double walk in shower
- Double glazing and electric slim line radiators
- Passenger lift, entryphone system, well kept communal gardens
- Garage in block with further communal parking (garage nearest to Tower Road)
- Excellent location with easy access to Branksome Chine Beach and the shops at Westbourne
- The owner has secured a forward purchase with no forward chain

Gleneagles is located just over half a mile from Westbourne with its wide range of cafés, bars, shops, and restaurants including an M&S food hall and Tesco along the road. The beautiful golden sandy beaches of Branksome which you can walk through the mature Branksome Chine to, are approximately half a mile away at the bottom of The Avenue. The village of Westbourne is under a mile away with Bournemouth Town Centre just over 2 miles away. Branksome train station is situated just over 1 mile away and Parkstone Golf Club is only 1.7 miles away.

Lease details: Share of freehold, approximately 141 years remaining
Maintenance fees: Approximately £2425 per annum

Council Tax and: C

EPC Rating: C

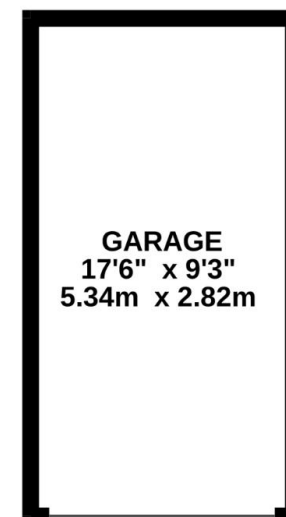
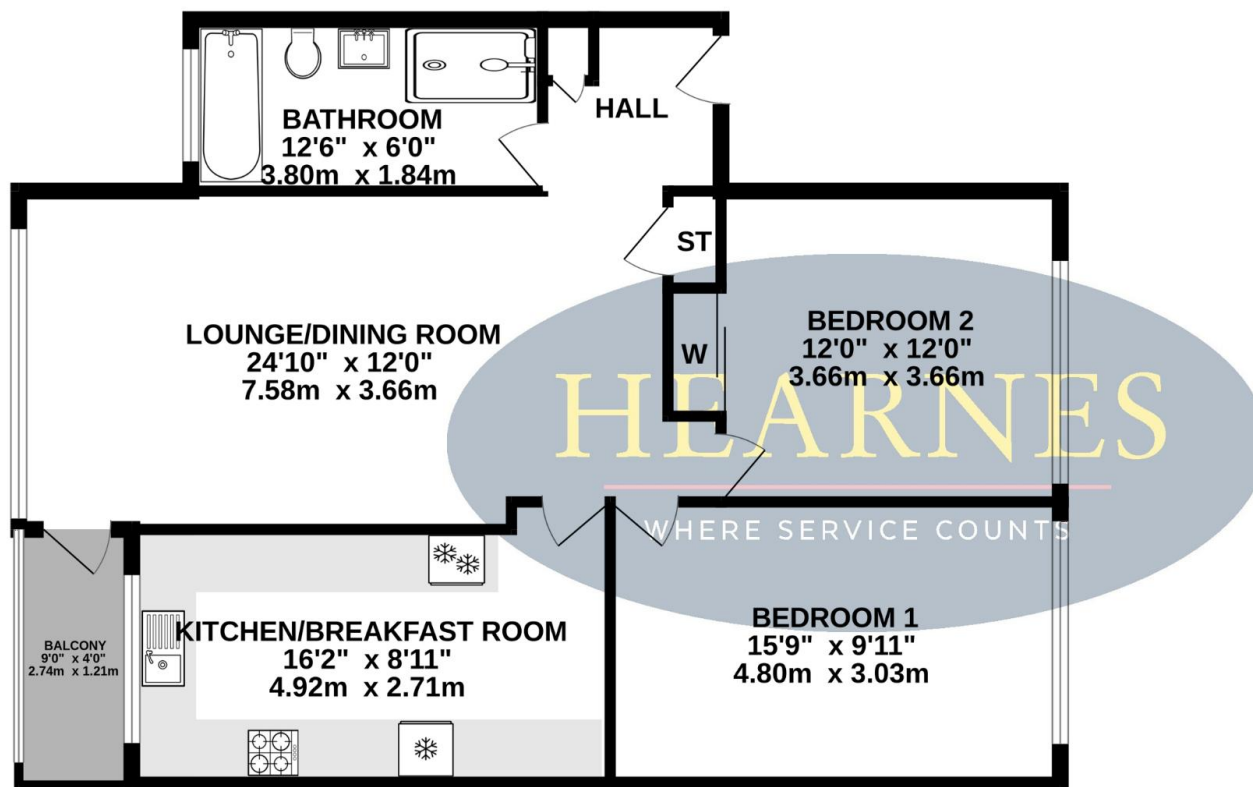
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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







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