



23 Greenacres

*22 The Avenue, Branksome Park, Poole, BH13 6AL*

SPENCERS  
COASTAL



*Just about the perfect flat for many reasons: 3 double bedrooms, 2 bathrooms, South facing balcony, immaculate, garage, wonderful grounds, great location, heated swimming pool, caretaker, even pet friendly. This apartment has probably the premium position in the block.*

### Description

The flats can be accessed from Western Road or The Avenue and there are garage blocks and visitor parking. The flat comes with a garage with an electric up and over door, power and light. Although the location means you will barely need a car: walk to Westbourne, walk to the Chines, walk to the beach, walk to the Railway station, walk to the supermarket.

Inside everything is quality: a contemporary kitchen with integrated appliances from Neff, Bosch, AEG, Miele and Liebherr plus the storage units are painted oak. As part of the refurbishment an exquisite ensuite shower room was created with an oversized shower cubicle with drying area. There is a 245 sq ft living room/dining area, an approximately 20ft balcony which is accessed from both the living room and also from both the main bedroom and bedroom 2. The whole apartment has either engineered oak or Karndean flooring. The apartment was refurbished in autumn 2019 at a cost of c.£60k.

The caretaker lives in the grounds and is everyone's sounding board and 'go to' if anything needs doing. In fact the whole block is meticulously planned and managed with c.£200,000 + in the reserve fund. This is the ideal time to be buying, the block having had a new roof 2 years ago.



**£470,000**







*Lovely community to live in or great lock up and leave holiday home.*

## Grounds & Gardens

These flats were substantially built in 1968 when the focus was on providing significant grounds and these are wonderful. Lawns the size of a cricket ground and just as manicured, a secret garden, and an open air heated swimming pool.

Lets talk about the swimming pool and grounds. Hidden behind shrubs and a wall is a beautifully maintained open air heated swimming pool and sunbathing area. This is open from May until September and has an individual locker for each flat, changing cubicles and a shower. There are toilets as well. Behind the swimming pool is a beautiful secret garden with mature shrubs, pergola, benches. This is ideal for a BBQ and well used by the flat community. There is even a communal herb garden.



## Property Video

Point your camera at the QR code below to view our professionally produced video.

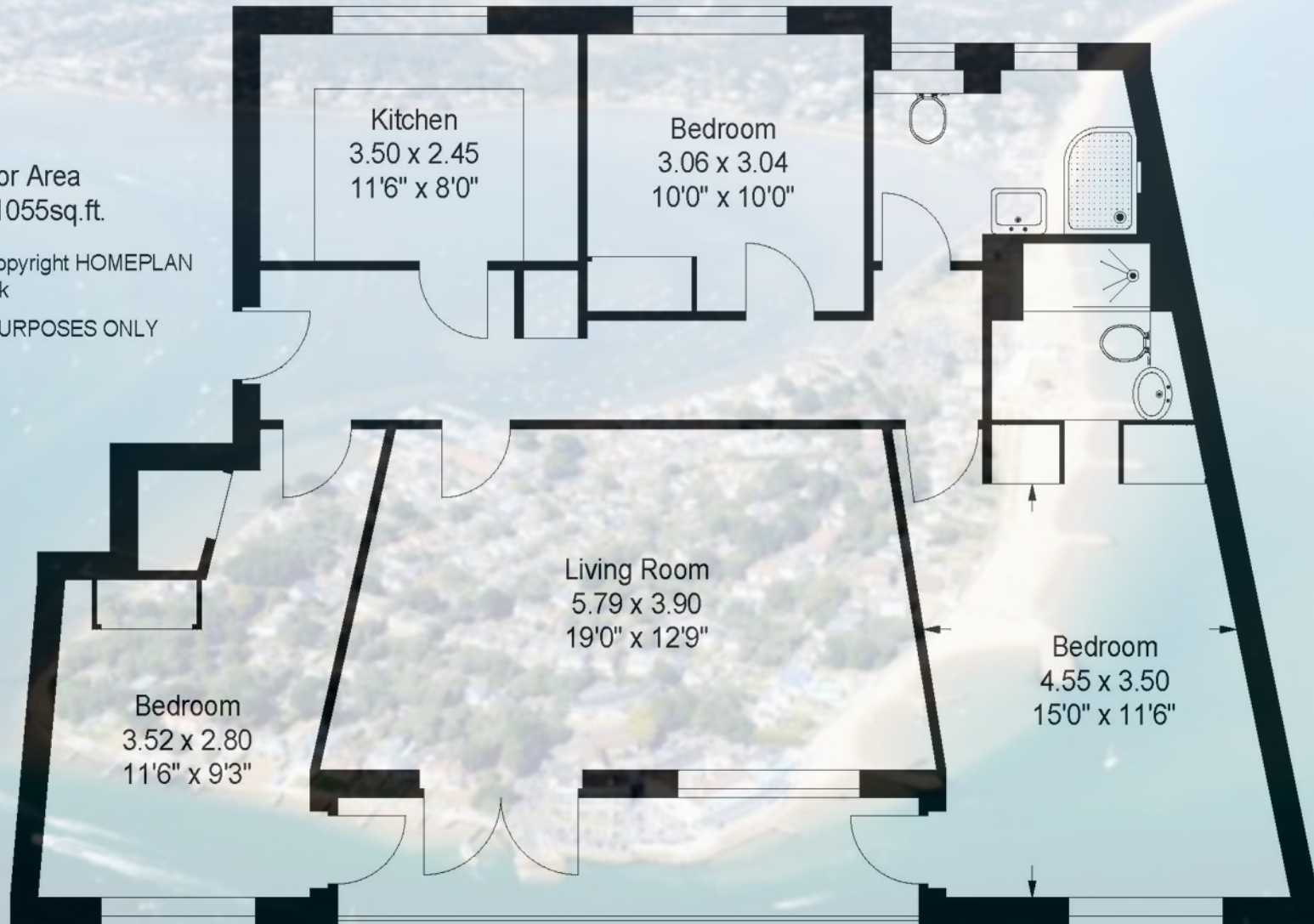


FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 98sq.m. or 1055sq.ft.

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NOT TO SCALE





## The Situation

Greenacres is within a 10 minutes walk of Branksome Chine beach making this location perfect for strolls along the promenade. At Branksome Chine itself is the brand new Rockwater Village, which combines restaurant as well as fitness and wellness. There is a 7 mile stretch of award winning blue flag beaches to be enjoyed there is an array of other places to stop for food, drink or an ice cream. From Branksome Chine it is an easy stroll into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour; the 2nd biggest natural harbour in the world.

There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself, if it is body boarding, kite surfing or paddle boarding you are into you really would be spoilt for choice as the list goes on. Don't forget that the block is pet friendly and there is no better place to walk with man's best friend than the beach. And for energetic people (and dogs) Dorset's Jurassic coast is a key destination for walkers. This is over the chain ferry at Sandbanks, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone which is in the top 100 in the UK. Tennis courts and a green bowls lawn in Leicester Road are a short walk. Or a lazy day on Sandbanks beach is always good.

If you enjoy meeting friends for long lazy lunches or fancy a spot of shopping you have a number of options, especially if you don't want to take the car, Westbourne and Canford Cliffs village are both within walking distance.

Westbourne is full of an eclectic mix of eateries and coffee shops as is Bournemouth. Locally, Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Dancing Duck, Indi's, Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub -The Porterhouse. And in Canford Cliffs, don't miss going to The Cliff pub.

There are some real 'treat' restaurants locally. On special occasions try out Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with the some of the most special views over Poole Harbour and Old Harry Rocks.

For shopping there is an M&S food store in Westbourne and a larger store Tesco or Lidl at Branksome, all walking distance from Greenacres. For ladies the famous HND hairdressing and beauty salon is in the local Canford Cliffs village.



## The Situation continued...

Bournemouth International Airport is within 9 miles and Branksome Railway Station is close by and has direct routes to London (2 hours) and Manchester. And from Poole Harbour there are daily ferries to France and the Channel Isles.

Flat living but with the benefits, and not the hassle, of the grounds and the swimming pool.

## Services

Council Tax 2024/5: Band D-£2149.89 payable

EPC: C (80)

TV & Broadband: Sky is available in the block

Parking: Garage with power and light and electric up and over door. Multiple visitors spaces.

Share of Freehold with 999 year lease from 1st January 1998

Ground Rent: Peppercorn (not collected)

Service Charge: £2063.59 per 6 months

Service Charge Includes: Buildings insurance, communal cleaning and utilities, communal electricity, maintenance, window cleaning, lift maintenance, gardening, caretaker and heated pool from May until September. Plus individual flat water and sewerage is included. Gardening is every Friday. Window cleaning is once a month (3rd Wednesday of each month)

Reserve Fund: c£203,566.43

Pet friendly

No chain

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)