

Gleneagles, 21 The Avenue, Branksome Park BH13 6HH

Guide Price £230,000 Share of Freehold

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Property Summary

A particularly spacious two double bedroom purpose-built apartment with a highly convenient location, moments from the amenities of Westbourne. The property presents a superb opportunity to buyers wishing to create the environment of their next home and has been sensibly priced to reflect potential improvement works. An ideal property for purchasers wanting a property with a sense of space and a highly sought after address.



Key Features

- Communal entrance with stairs and elevator to the apartment
- Entrance hallway and vestibule with two storage cupboards
- Living/dining room with doors opening to balcony
- Kitchen/breakfast room
- Two generous double bedrooms
- Bathroom with further storage
- Well maintained communal grounds
- Garage
- No forward chain
- Superb potential for improvement



About the Property

The property has an entrance vestibule, with a storage cupboard, which leads to a secondary hallway where there is a further storage cupboard. The living/dining room has a door that opens to a private balcony and the window in this room also provides leafy tree top views. The kitchen/breakfast room is a superb size and there is plentiful space for a dining table.

Both of the bedrooms are comfortable doubles, and are serviced by a large bathroom where there is also further provision for storage.

The apartment is surrounded by mature, well-tended communal gardens and the property is conveyed with the benefit of a garage.

Tenure: Share of Freehold

Council Tax Band: C

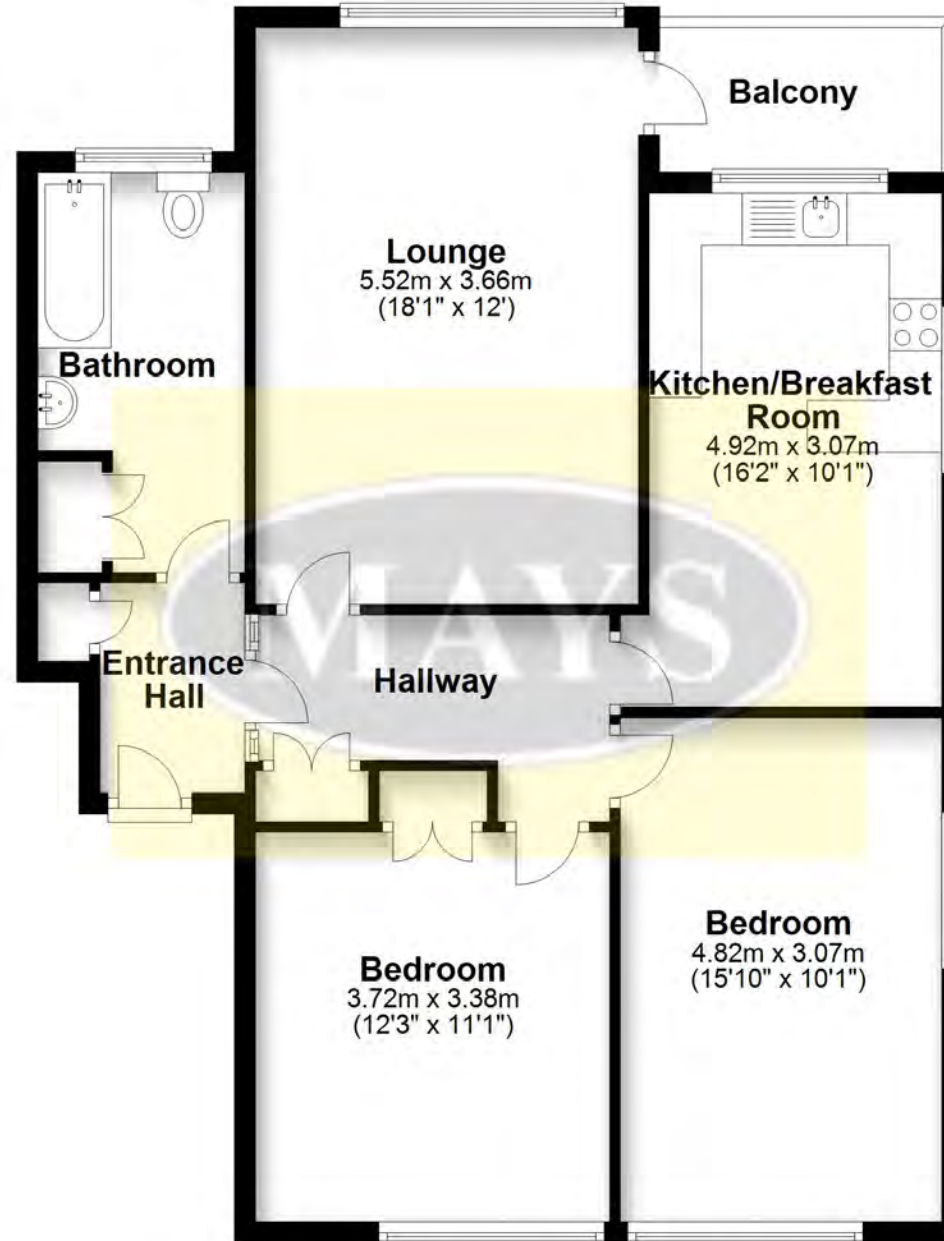
Service Charge: £2,383 per annum – payable half yearly

Notes: The development is reserved for the peaceful enjoyment of residents therefore pets are not permitted.



Fourth Floor

Approx. 81.4 sq. metres (876.2 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

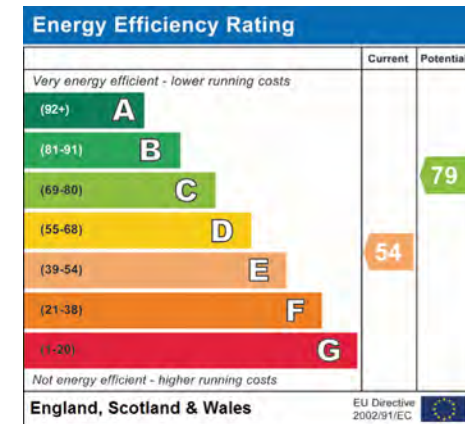
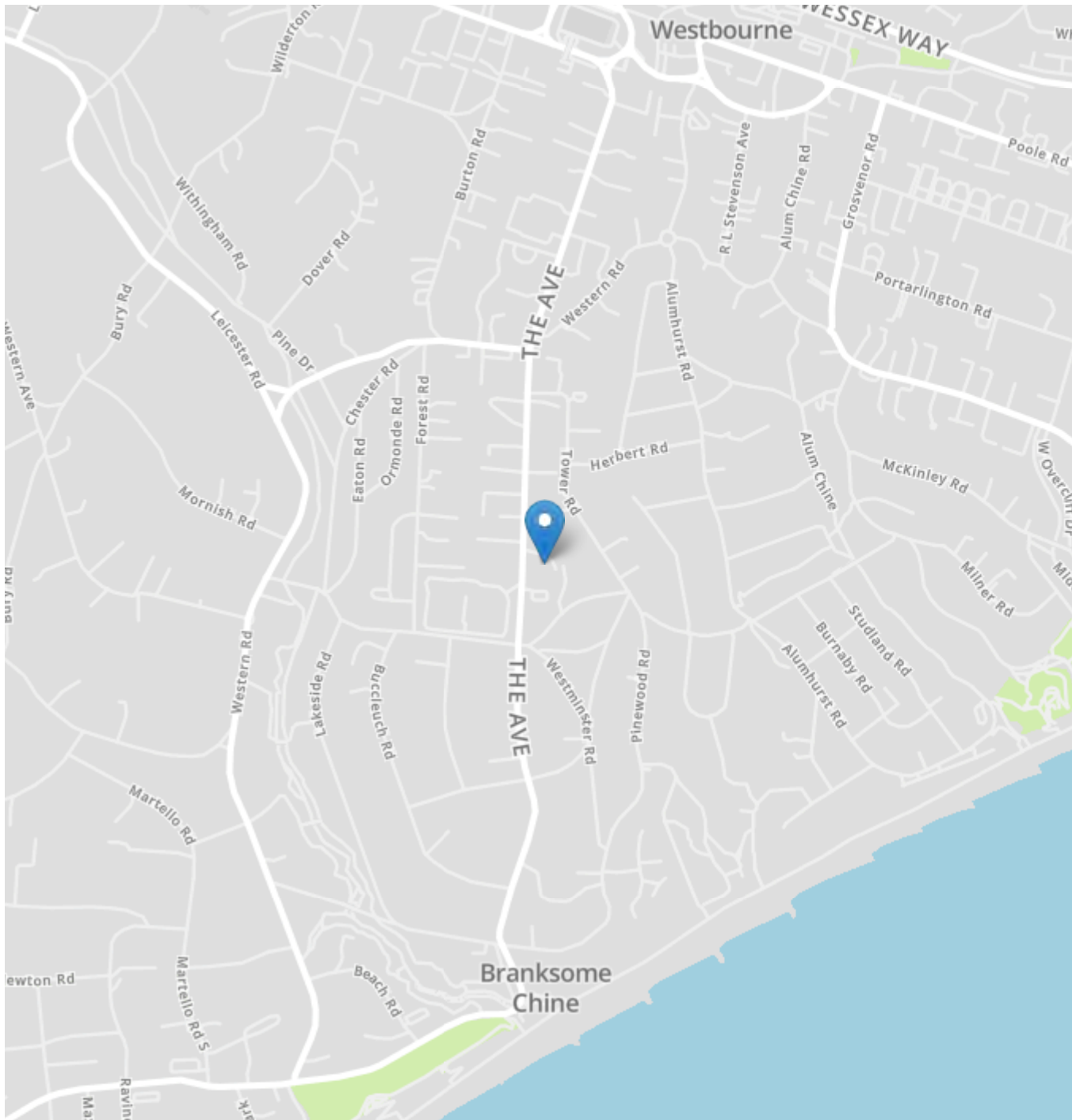


About Mays

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 25 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 nearly 30 years.



IMPORTANT NOTICE

Mays and their clients give notice that:

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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