

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
TRANSPARENT. BESPOKE. EFFECTIVE



FLAT 3 56 THE AVENUE, POOLE, DORSET, BH13
6LW



ABOUT THIS PROPERTY

£ 6 5 0 , 0 0 0

Flat 3 - Ground floor apartment - SHOW HOME

Large terrace

Breathtaking apartments, construction due to complete Christmas 2020

200 metres from Branksome Chine beach

Exclusive development of just 10 apartments and 1 penthouse

Underground garage

Lift to all floors

Underfloor heating

Council Band TBC

£1161.64 (approximately)

Share of Freehold

FLAT 3 - SHOWHOME, offered FULLY FURNISHED. A stunning contemporary 2 bedroom ground floor apartment, 2 bathrooms, large terrace in this brand new development, comprising 922 SQ FT of accommodation. Superb specification throughout, large open-plan/kitchen/living dining space. 200 metres from the beach, completion Christmas 2020. Reservations now being taken. Pets allowed under license, holiday lets are not permitted.

A lift leads to all floors of this exceptional development. Flat 3 comprises two double bedrooms, a luxurious en-suite and family bathroom and a stunning open-plan kitchen / living / dining space. Leading onto the large terrace. The state of the art kitchen features a range of integral appliances. There is direct access from the apartment into the underfloor garaging where there is one allocated space and a private store room. This exclusive development of just 10 apartments and 1 penthouse will be finished to an exceptional standard with many features including video entry, zoned underfloor gas heating, and luxurious appointed kitchens, baths and shower rooms. Early purchasers will have the opportunity to specify decorative finishes subject to the stage of build. Pets allowed under license, holiday lets are not permitted. NB: please note the CGI images and interior style are for illustrative purposes only and are not an accurate representation.

Agents note: Any potential buyer should be aware that an employee of Philippa Sole LTD is related to the seller of this property.

LOCATION

Located on the prestigious Avenue just 200 metres from Branksome Chine. Renowned for its 7 miles of golden beaches, the local villages of Canford Cliffs are both within easy reach and offer an array of restaurants, bars and coffee shops including a Marks and Spencer's food hall. The local train station at Branksome offers a direct service into London Waterloo in 1 hr 48 minutes.

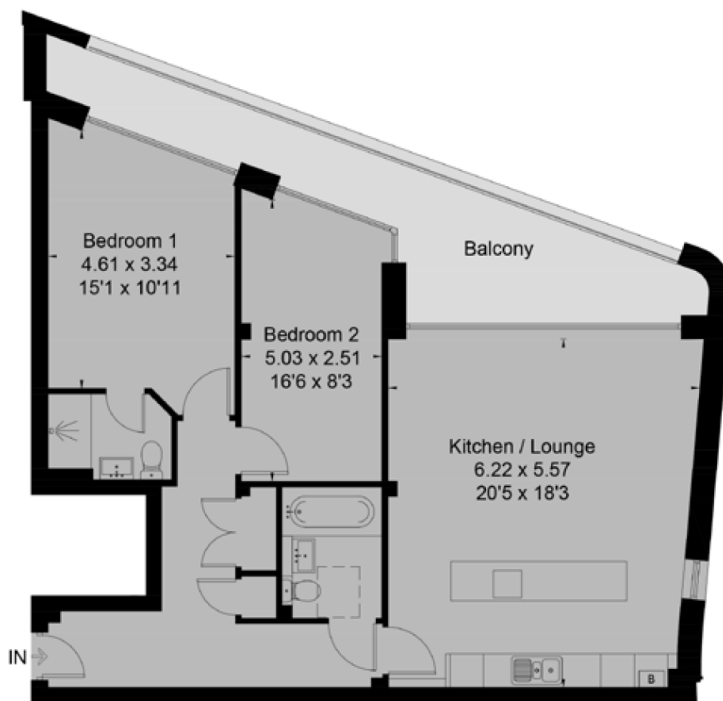




Flat 3, 56 The Avenue, Branksome Park, Poole, BH13 6LW

Approximate Floor Area = 85.7 sq m / 922 sq ft

Terrace = 17.3 sq m / 186 sq ft



Flat 3
Ground Floor

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