



19 Greenacres

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

SPENCERS  
COASTAL



*You will not be disappointed with this apartment: South facing balcony, garage, wonderful grounds, great location, heated swimming pool, caretaker, even pet friendly. This apartment has one of the best positions in the block and being on the 4th floor, it is wonderfully bright.*

### Description

The owner has had it for 20 years and it has been a rarely used holiday home. It looks like the oven, grill and dishwasher have never been used.

Many of the apartments have been converted into 3 bedrooms, with the dining room changed to become a 3<sup>rd</sup> bedroom. This is a simple conversion and will add value to the apartment-please ask us for details. There is also the opportunity for the apartment to be 'turnkey' i.e. to include all the furniture. Blinds and curtains in place are already included.

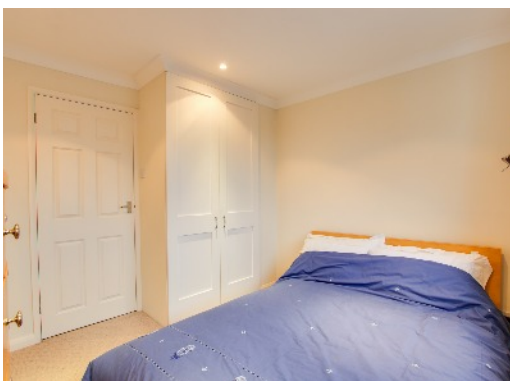
The apartment has everything you need. A fully fitted kitchen with all the integrated appliances, a master bathroom that was new in 2023 plus a separate shower room. 4 additional storage cupboards in the hall. There is a 250 sq ft living room, a 22 ft balcony which is accessed from the living room, the dining room and from the main bedroom. All areas have inset ceiling lights. The apartment is carpeted in the hall and living areas with tiled floors to both bathrooms.



**£380,000**







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

## Grounds & Gardens

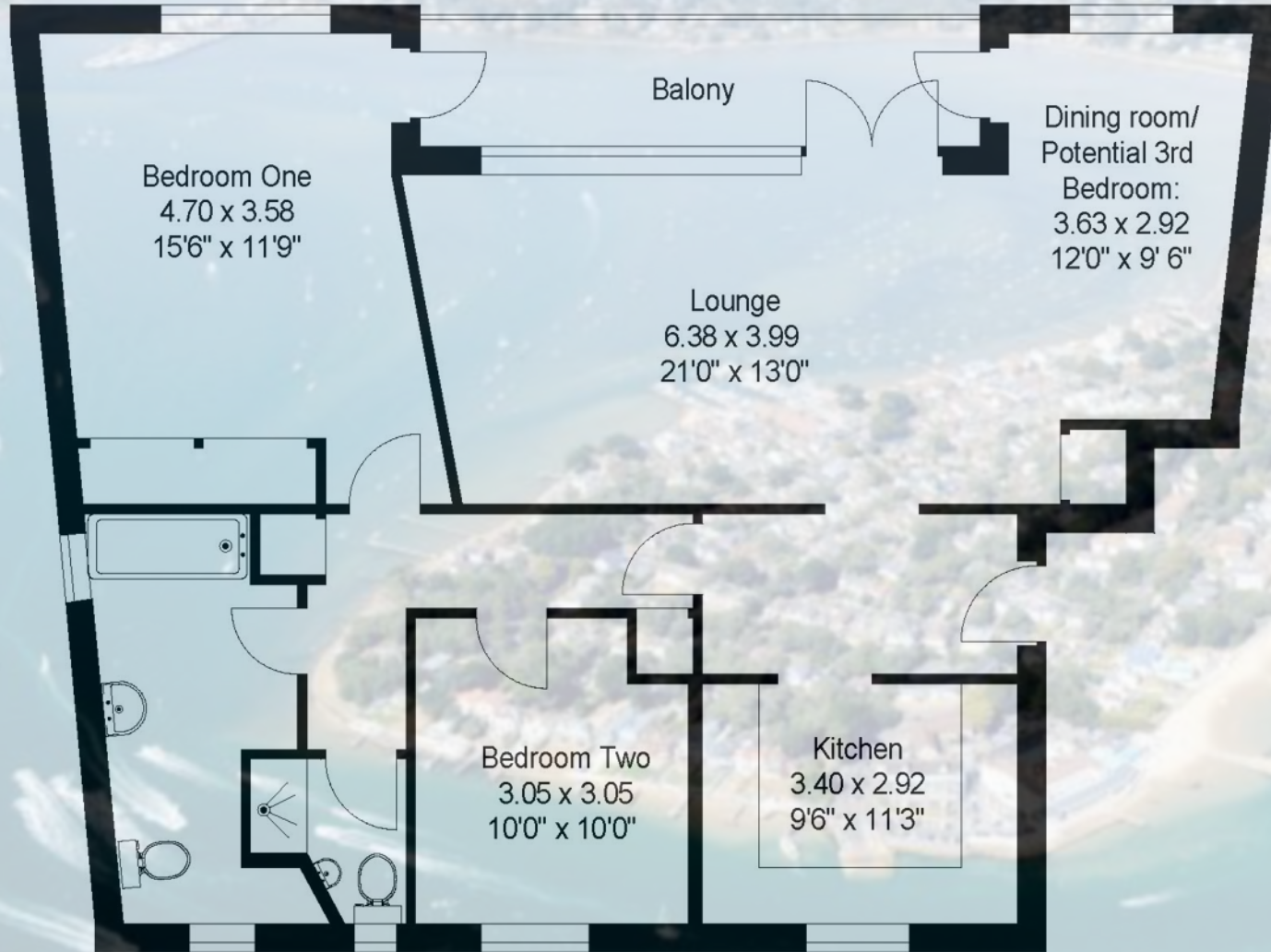
These flats were substantially built in 1968 when the focus was on providing significant grounds and these are wonderful. Lawns the size of a cricket ground and just as manicured, a secret garden, and an open air heated swimming pool.

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 (7am-9pm) and has an individual locker for each flat, changing cubicles and a shower. The temperature is maintained at 28.6 degrees. 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.

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 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.

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.£180,000 in the reserve fund. This is the ideal time to be buying, the block having had a new roof 2 years ago.

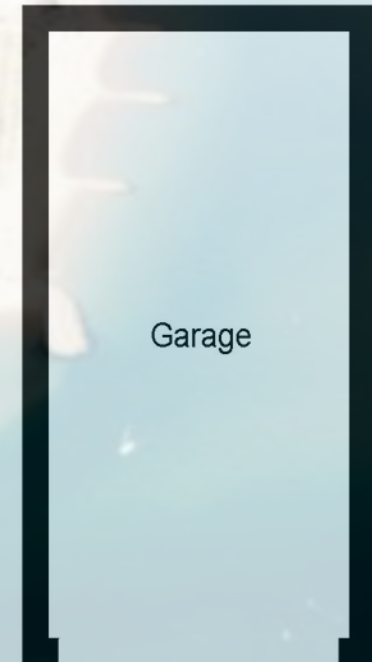
FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Flat: 95sq.m. or 1023sq.ft.  
Garage: 18sq.m. or 194sq.ft

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## 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 gastro 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.



## The Situation continues...

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.

From Greenacres you have easy access (less than 2 minutes) to the Wessex Way which is dual carriageway to the A31, from here you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within 9 miles and Branksome Railway Station is closeby 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 2023/4: Band D-£2048.24 payable

EPC: C(73)

TV & Broadband: Sky is available in the block

Parking: Garage with power and light with up and over door. Multiple visitors spaces. Car washing area

Heating: Glow Worm boiler, regularly serviced with thermostatically controlled radiators

Share of Freehold with 999 year lease from 1<sup>st</sup> January 1998

Ground Rent: Peppercorn (not collected)

Service Charge: £1888.52 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 (3<sup>rd</sup> Wednesday of each month)

Reserve Fund: c£180,000.00

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:

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