



**Floor Plan**

Floor area 113.1 sq.m. (1,217 sq.ft.) approx

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## Flat 4, Conifers, 1 The Avenue, BRANKSOME PARK BH13 6BA

£395,000

### The Property

A fantastic opportunity to acquire a stylish and impeccably appointed apartment located in the heart of Westbourne village. The home has been tastefully upgraded, with emphasis on high specification, and affords generous and well proportioned accommodation throughout. The many features to indulge in include an impressive kitchen/breakfast room featuring a central island, a stunning shower room, a large lounge/dining room with full width doors to a balcony, and two good size double bedrooms, with bedroom one having an extensive range of 'Sharps' wardrobes/dresser. This home would make a wonderful lock up and leave holiday home, or main home alike!

The Conifers occupies a super position in the heart of Westbourne with its laid back ambiance and true sense of community at its heart. Enjoy its numerous cafes and alfresco restaurants, or walk the traditional Victorian arcade and browse the eclectic mix of shops and delis. Meander through the many Chine walks which take you directly on to the beach, perfect for a refreshing dip, or take a leisurely stroll along the miles upon miles of promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE

With secure entry system, stairs to all floors. The subject apartment is situated on the first floor with front door through to the entrance hall.

### LOUNGE/DINING ROOM

23' 3" x 11' 10" (7.09m x 3.61m) Ecostrad electric radiator, double glazed sliding patio doors to the balcony, LED wall and ceiling lights.

### BALCONY

Sunny aspect with pleasant outlook over the well tended communal grounds.

### WELL APPOINTED KITCHEN

19' 11" x 12' 2" (6.07m x 3.71m) The impressive and contemporary styled kitchen features a central island with contrasting wrap around breakfast bar, ideal for casual dining. Comprehensive and considered arrangement of two tone base and full height units with complementary quartz work tops & upstand, and under counter lighting. Integrated Bosch oven and microwave oven with plate warmer below, induction hob with inbuilt extractor fan, integrated Smeg washing machine, integrated AEG dishwasher, 'Caple' sink with 'Franke' taps, drinks cooler, American fridge/freezer with water and ice dispenser, LED lighting, neutral tiling to floor.

### BEDROOM ONE

16' 6" x 11' 10" (5.03m x 3.61m) Fitted with an extensive range of 'Sharps' wardrobes incorporating dresser with dimmer lights, Ecostrad electric radiator, double glazed windows with fitted blinds.

### BEDROOM TWO

12' 2" x 12' 0" (3.71m x 3.66m) Ecostrad electric radiator, double glazed window.

### STUNNING SHOWER ROOM

Again, beautifully appointed with stylish tiling and underfloor heating, double length shower cubicle with 'Rainfall' shower, vanity unit with wash hand basin and illuminating mirror with inbuilt shaving plug above, floating w.c., heated towel rail and frosted double glazed window.

### COMMUNAL GROUNDS

Conifers occupies well manicured grounds with mature planting and established trees, areas of lawn.

### VISITOR PARKING

There are 9 visitor parking spaces available.

### GARAGE

A garage is conveyed with the apartment.

### TENURE - LEASEHOLD

Length of Lease - 151 years remaining  
Service Charge - £1,500.00 per annum  
Ground Rent - £250.00 per annum

### COUNCIL TAX - BAND D