

Gleneagles  
The Avenue, Branksome Park BH13 6HQ

Guide Price £270,000





## Property Summary

A well-presented third floor apartment with views extending across well-tended gardens and situated close to the award-winning sandy beaches of Branksome Chine and the local amenities of Westbourne village. No forward chain.



## Key Features

- Well presented Share of Freehold Apartment
- Two double bedrooms
- Generous Kitchen/Dining Room
- Lounge with open plan layout
- New bathroom
- Balcony overlooking the communal gardens
- Private garage & visitor parking
- Lift to all floors
- No forward chain



## About the Property

Gleneagles is a delightful collection of apartments nestled within Branksome Park. This well presented two bedroomed third floor apartment has enjoyed many recent improvements and alterations which incorporate the fitting of a new bathroom suite and alterations to create an open plan living area & is offered with no forward chain.

On entering the development, the well-presented communal areas afford access to the property via stairs or lift to the third floor. The current owners have altered the format of the hallway and living room to create an impressive open plan living area. The balcony which overlooks the communal garden and surrounding tree line can be accessed from this area.

The fitted kitchen has ample space for a dining table and chairs, and is perfectly positioned being situated next to the living area. Two double bedrooms are serviced by a modern fitted bathroom suite.



Externally the apartment has a private garage and there is further provision for visitor parking. The beautifully maintained communal gardens are for the enjoyment of the residents. They are mainly laid to lawn and are screened by surrounding mature evergreens.

Tenure: Share of Freehold (underlying lease of 199 years from 1967)

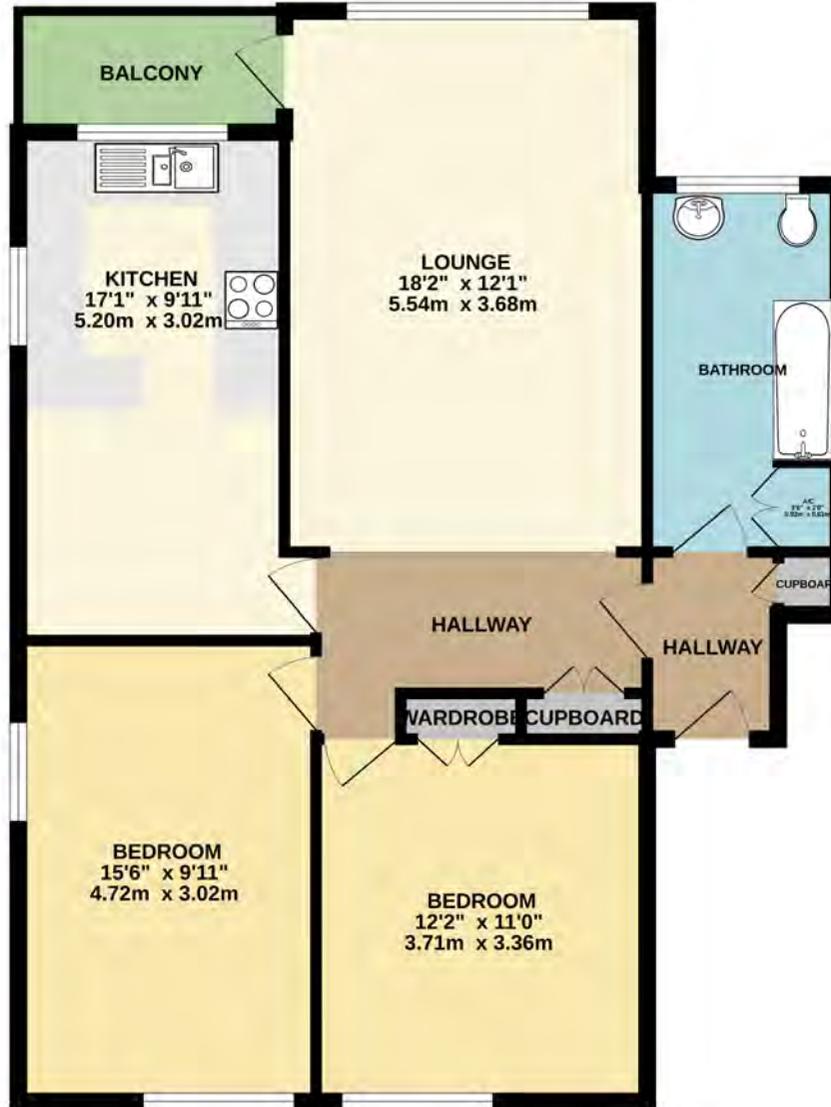
Maintenance Charge: £2,383 per annum (payable half yearly and includes water and drainage)

Management Company: Burns Hamilton 01202 391663

Pets are not permitted

Council Tax Band C

THIRD FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

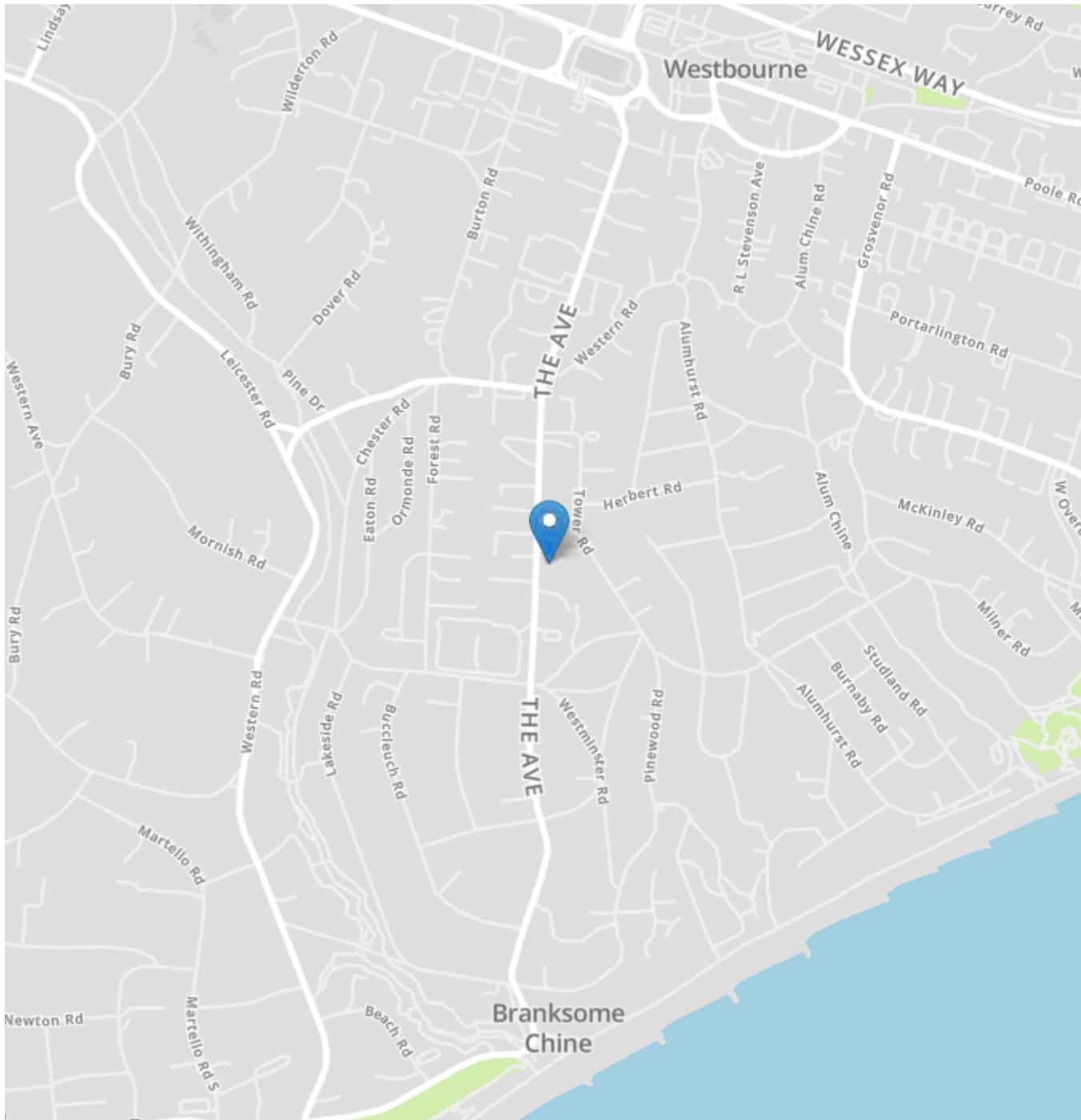


## About Mays

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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