



**Headinglea, 5 The Avenue
Branksome Park, Poole, Dorset, BH13 6AA**

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Share of Freehold Price £465,000

An extremely desirable 3rd floor apartment, situated in the first of the 2 blocks in this very well regarded, gated development that was built in 2000. Set in wonderful communal gardens, with underground car parking and ample visitors parking, this apartment is a real gem and enjoys spacious accommodation to include 2 bedrooms with fitted wardrobes, bathroom and en-suite refitted shower room, recently refitted kitchen/breakfast room with integrated appliances, large lounge/dining room and south westerly facing sunroom which enjoys the afternoon and evening sunshine. Headinglea is perfectly situated within a few hundred yards of the shops at Westbourne and approximately a mile to the beach and sea at Branksome. Westbourne has a delightful array of restaurants, bars, shops along with doctors, dentists a library and well-regarded local churches.

- Delightful 2 double bedroom 3rd floor apartment situated in this very well-regarded gated development, built by Whitelock builders in 2002
 - Spacious accommodation to include a large kitchen/breakfast room which has been refitted in a range of pale olive units with integrated appliances to include Zanussi 4 ring hob with extractor, double oven and microwave, Neff dishwasher, washer/dryer, and a free standing Bosch fridge/freezer
 - Stunning sunroom with circular outlook over trees and positioned to enjoy the afternoon sun
 - Large dual aspect lounge/dining room with separate areas for relaxing and dining
 - 2 double bedrooms both with a large range of fitted wardrobes, shelving, and drawers
 - Recently refitted, fully tiled luxury shower room having a double walk-in shower, w.c, and vanity unit with ample storage units .
 - Further bathroom having an electric Aqua mobility bath (can be used as a normal bath)
 - Gas central heating and double glazing
 - Approached via electric security gates, entry phone system, and well-kept communal entrance areas with lifts, servicing all floors
 - Undercover secure parking bay, approached via electronic entry. Headinglea has ample visitor parking spaces and a communal car cleaning area for the use of all residents
 - Excellent location being within a few hundred yards to the shops at Westbourne and approximately a mile to the beach and sea at Branksome Park
- COUNCIL TAX BAND: F EPC RATE: C

Term of Lease: 999 years
 Maintenance Charges: Approximately £2,200 Per Annum
 Ground Rent: N/A

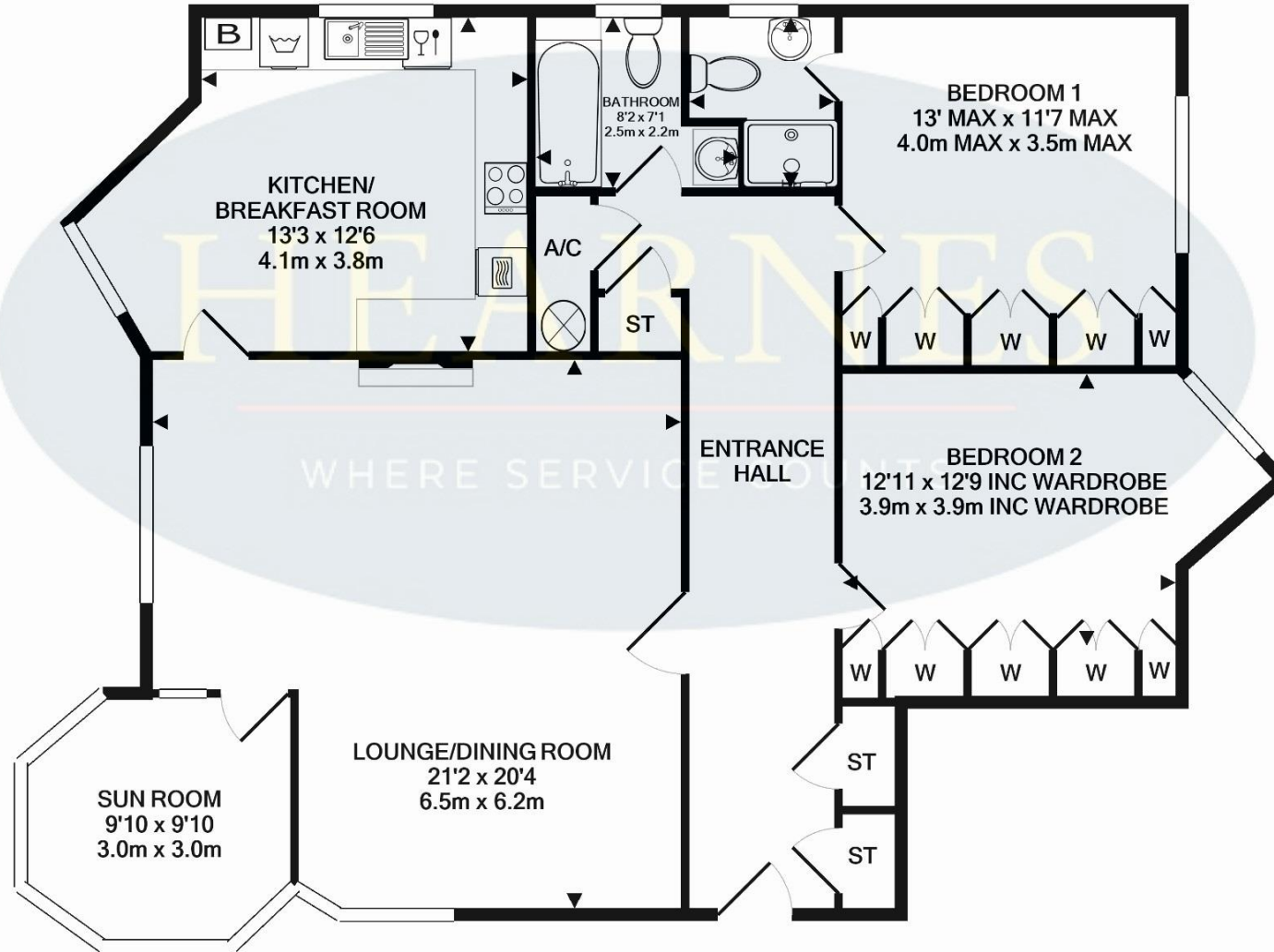


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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