

Branksea Grange

23 The Avenue, Poole BH13 6HA

Guide Price £400,000 Share of Freehold





## Property Summary

A bright and spacious two double bedroom first floor apartment with large south facing balcony terrace. Privately set back in a highly desirable Branksome Park location, near Westbourne Village and Branksome Chine Beach.



## Key Features

- Bright & spacious first floor apartment
- All rooms are south facing
- Spacious living room
- Separate dining area
- Kitchen/breakfast room
- Two double bedrooms, one with en-suite
- Family bathroom
- Large south facing balcony terrace
- Private single garage & visitor parking
- Leafy Branksome Park location



## About the Property

A well-presented and spacious two double bedroom first floor apartment featuring a large south facing balcony terrace and located in a sought-after beachside position in leafy Branksome Park.

This desirable and convenient location makes this apartment ideal for those seeking to downsize to a highly sought after address and can also be viewed as the perfect second home with bright and flexible accommodation.

The apartment is presented in good order throughout. All rooms are south facing and enjoy a sunny outlook over the development's gardens. A real feature of the apartment is the spacious living room with connecting separate dining area which leads on to the large private balcony, offering a pleasant and flexible living arrangement.

Further accommodation comprises of kitchen/breakfast room, two double bedrooms with the large main bedroom benefiting from an en-suite and a door to the balcony, plus a separate family bathroom. There is ample storage throughout with fitted wardrobes and two large storage cupboards.

Externally the block boasts a single private garage along with additional visitor parking spaces.

Tenure: Share of Freehold

Underlying lease length: Approx 980 years remaining

Maintenance charge: Currently £1,300 bi-annually (includes annual building insurance)

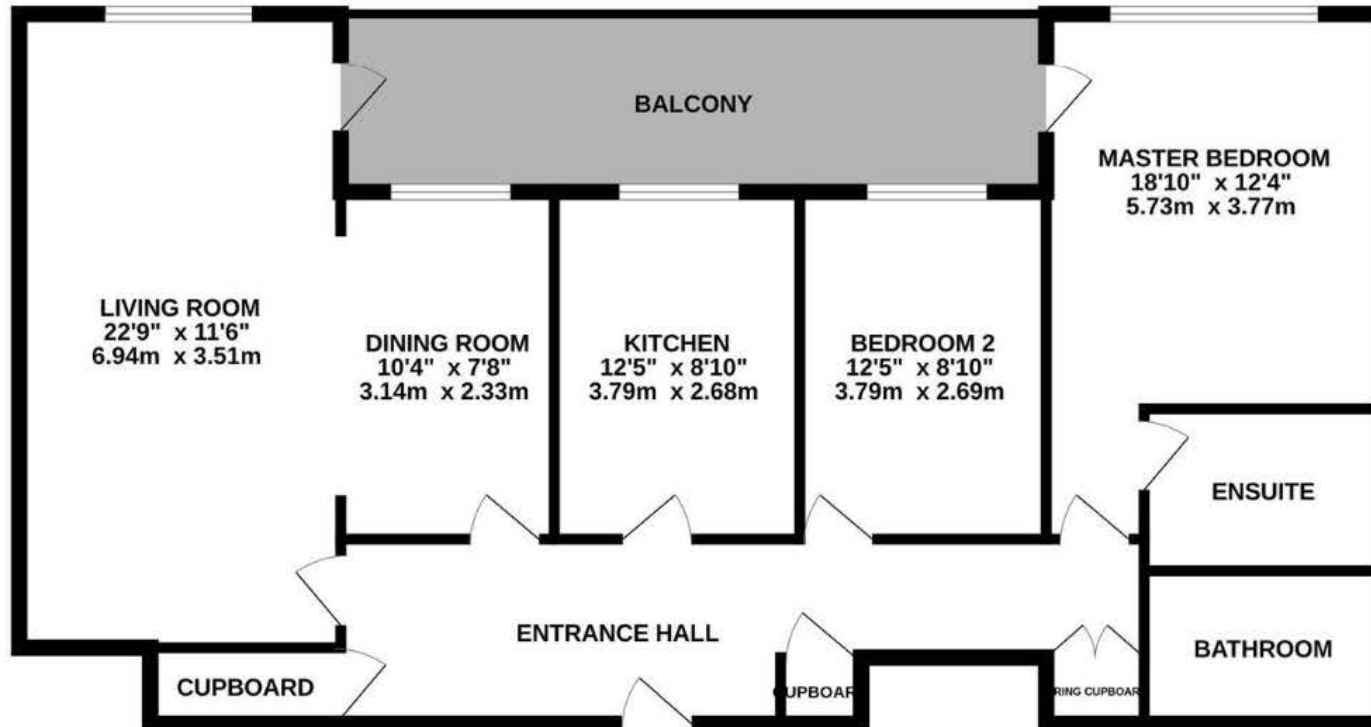
Management company: Branksea Grange Management Limited

Pets and short term lettings are not permitted

Council Tax Band: E



FIRST FLOOR  
1054 sqft (97.9 sqm) approx



**TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made by Metropix c2023



## 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.

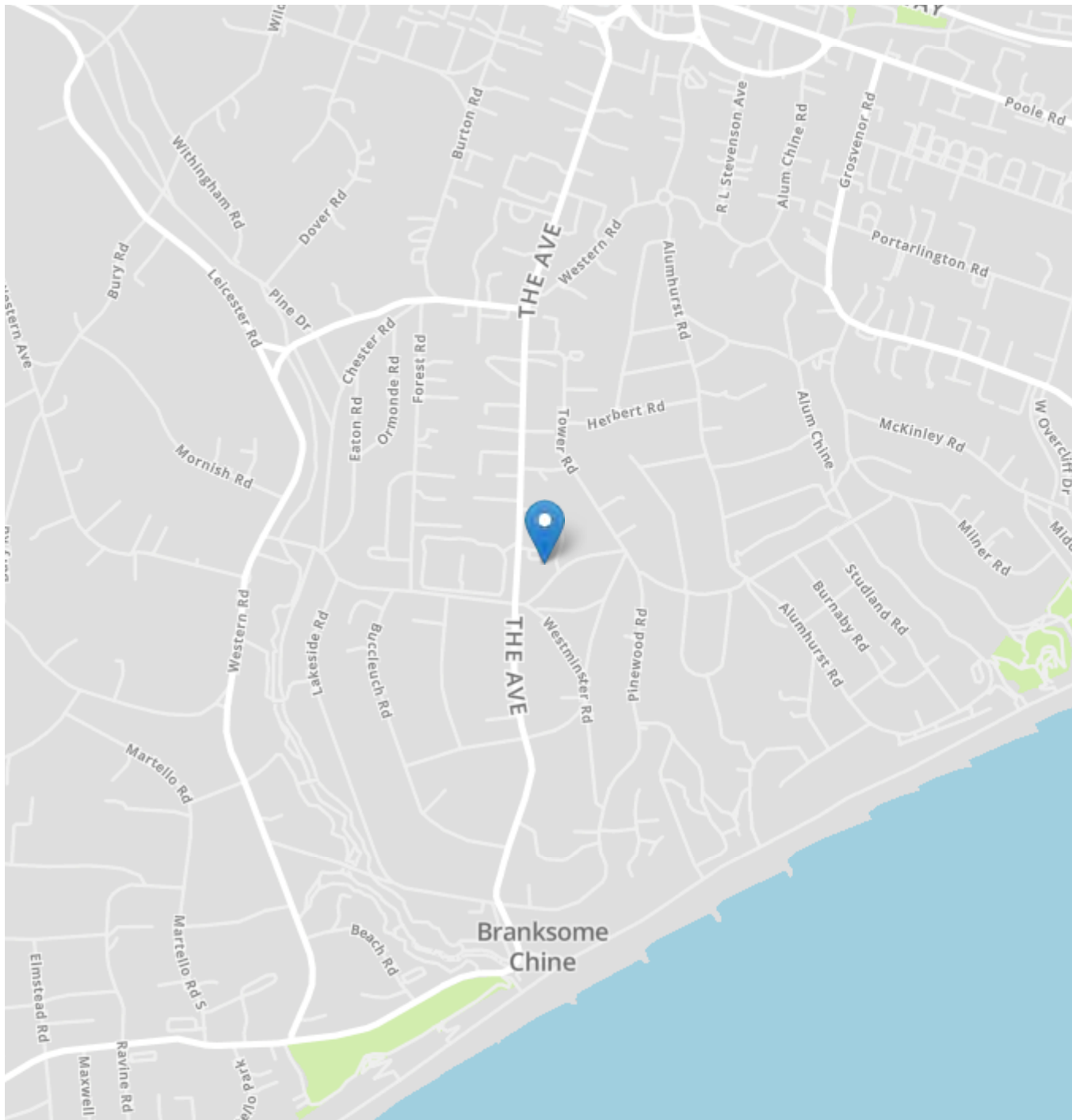



## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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>		
(55-68) <b>D</b>	59	65
(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 

**IMPORTANT NOTICE**

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.

**Mays Estate Agents - Lilliput Sales and Head Office**

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

