



**Gleneagles,
21 The Avenue, Branksome Park, Poole BH13 6HH
Guide Price £300,000 Share of Freehold**





Property Summary

An extensively modernised and impeccably presented two bedroom third floor apartment located in close proximity to the award winning sandy beaches of Branksome Chine and local amenities of Westbourne village.



Key Features

- Tenure: Share of freehold (Lease 199 years from 24th June 1968)
- Maintenance charge: £2,383 per annum payable half yearly (includes water and sewage)
- Management company: Burns Hamilton 01202 391663
- Residents encouraged to park in their garage
- Permit parking scheme in operation for both residents & visitors
- Pets subject to written consent from the Landlord
- Holiday lets are not permitted



About the Property

Gleneagles is a delightful collection of apartments nestled within Branksome Park in close proximity to the award winning sandy beaches of Branksome Chine and local amenities of Westbourne village.

This flawless two bedroom third floor apartment has been extensively and beautifully modernised throughout and benefits from a south facing balcony, secure entry phone system, lift access and private garage.

On entering the property via a well-kept communal entrance, you are greeted by a spacious entrance hall with all principal rooms leading off.

A real feature of this apartment is the fully equipped modern kitchen area complete with integrated appliances, also space for a dining table and chairs.

The spacious lounge can be accessed via the main entrance hall and offers plenty of space for soft seating and direct access out to the south facing balcony offering leafy views and further dining opportunities.

Two large double bedrooms are located to the front of the development, the master bedroom benefitting from a large floor to ceiling wardrobe with the second bedroom having a built-in wardrobe. Both bedrooms are served by a luxury and stylish family bath/shower room.

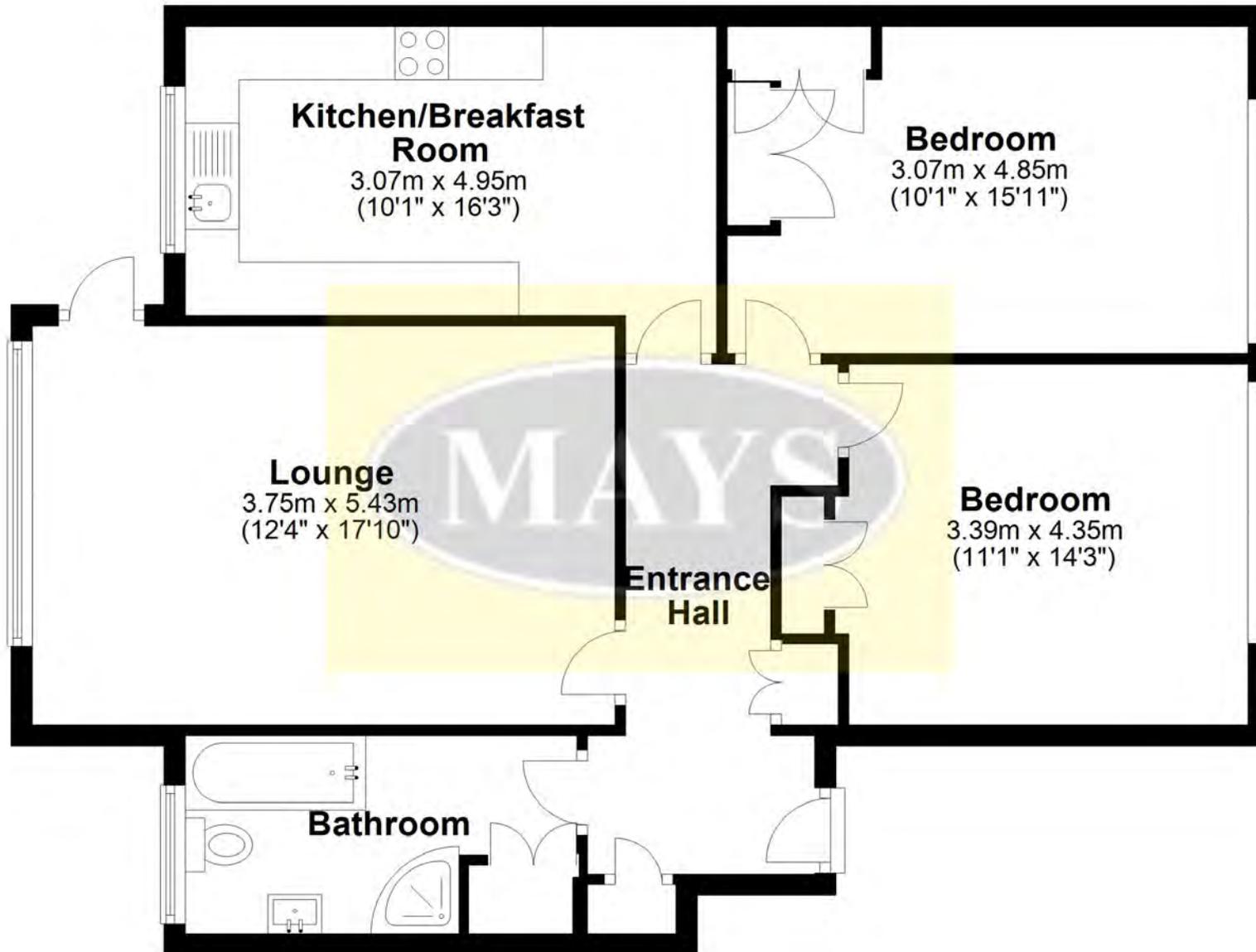
Externally the apartment comes with a private garage, visitors parking and use of the well-kept communal garden.

Council Tax Band C



Third Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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.



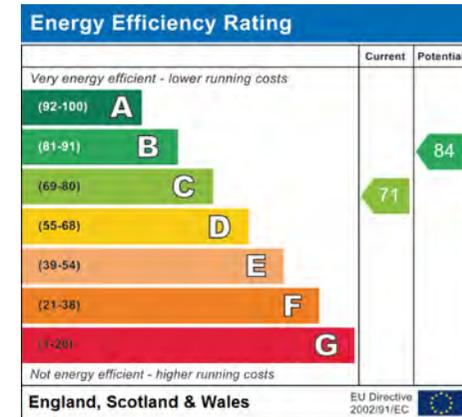
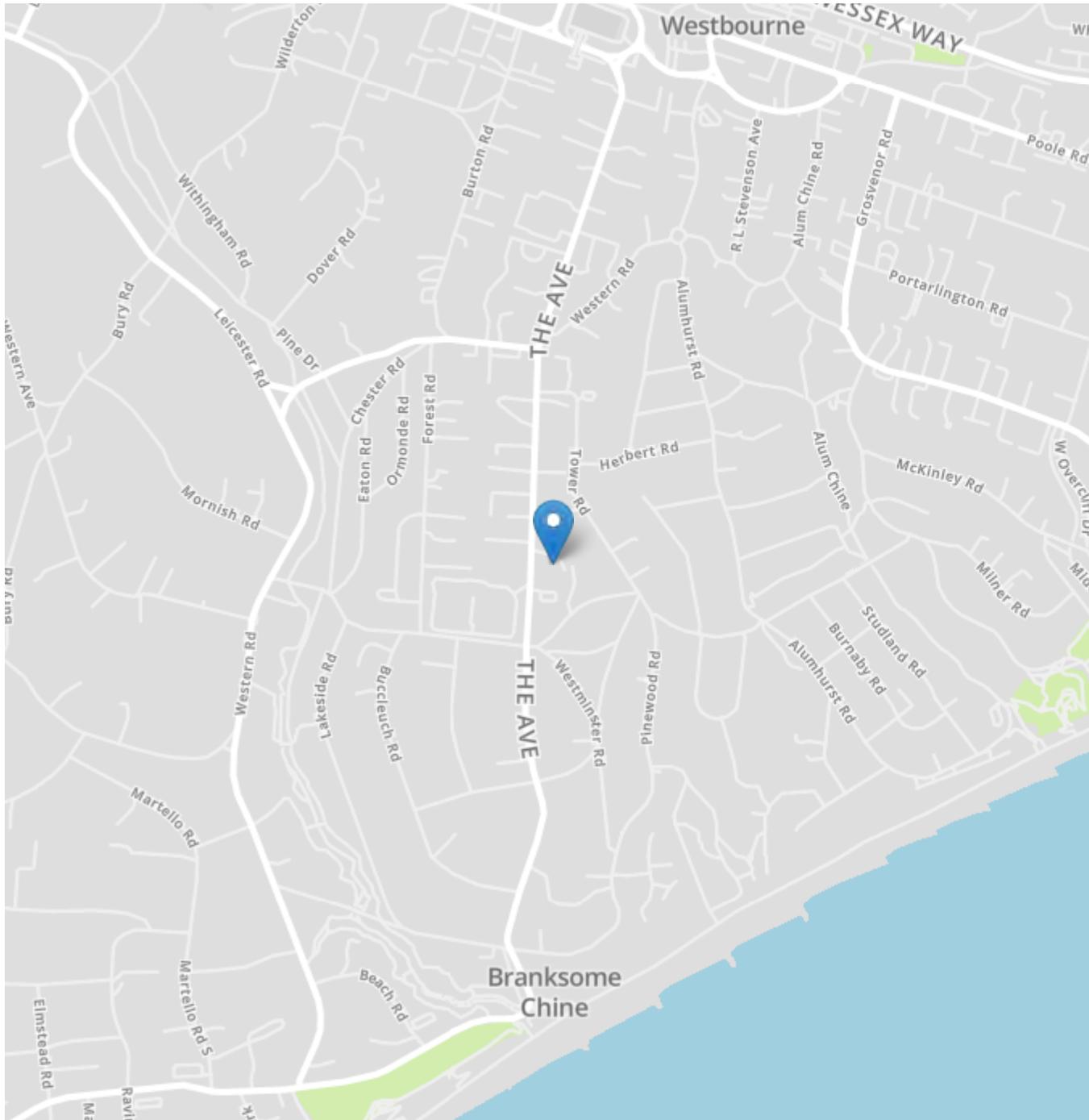
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We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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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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