



**Dolphin Court, 15 The Avenue, Branksome Park,
Poole, Dorset, BH13 6HB**

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SHARE OF FREEHOLD GUIDE PRICE £350,000 - £360,000

An immaculate 2 bedroom, 2 bathroom, first floor apartment set in this well regarded development in The Avenue. The property has been modified and updated by the current owners including a triple aspect, open plan lounge/dining/kitchen, a second bathroom has been added (where the previous kitchen was) southerly facing balcony, a recently fitted kitchen with integrated appliances, new flooring and decoration. Internally the property is very well presented, with the development having a passenger lift servicing all floors, including access to the garages and parking on a lower level and well kept communal gardens. It is a very desirable location being within half a mile of Westbourne shops in one direction and the beach and sea at Branksome Chine, in the other.

- 2 double bedroom, 2 bathroom first floor apartment in a well regarded development
- Excellent location being within 1 mile to the sea, beach and the shops at Westbourne
- Very well presented accommodation with modern décor throughout
- Large triple aspect lounge/dining/kitchen having clearly defined areas. The kitchen is fitted in a range of wooden shaker style units, extending to form shelving to one wall. Integrated appliances to include 5 ring gas hob, extractor, oven, separate microwave, dishwasher, washing machine and fridge/freezer. This area leads to a dining area and then onto a sitting area with doors out to a south facing balcony. This whole room enjoys treetop views from the large windows and patio doors
- Generous bathroom and a further shower room with walk in shower
- 2 double bedrooms both with built in wardrobes
- Fitted carpets and blinds
- Gas central heating and double glazing
- Dolphin Court is a development of 21 flats plus a penthouse, set over 8 floors with a welcoming communal entrance, passenger lift servicing all floors, attractive gardens, plenty of communal parking and the residents all owning a share of the freehold
- Private garage

Dolphin Court enjoys a fabulous location set halfway down this tree line avenue and being within a flat walk to all the shops and eateries in Westbourne as well as within 1 mile to Branksome Chine Beach. Poole and Bournemouth Town Centres are within 3 miles and the property is within easy access to the A338 spur road, leading out of town.

Terms of Lease: Remainder of a 999 lease.

Maintenance charges: Approx £826.22 per quarter (to include water and sewerage charges)

COUNCIL TAX BAND: D

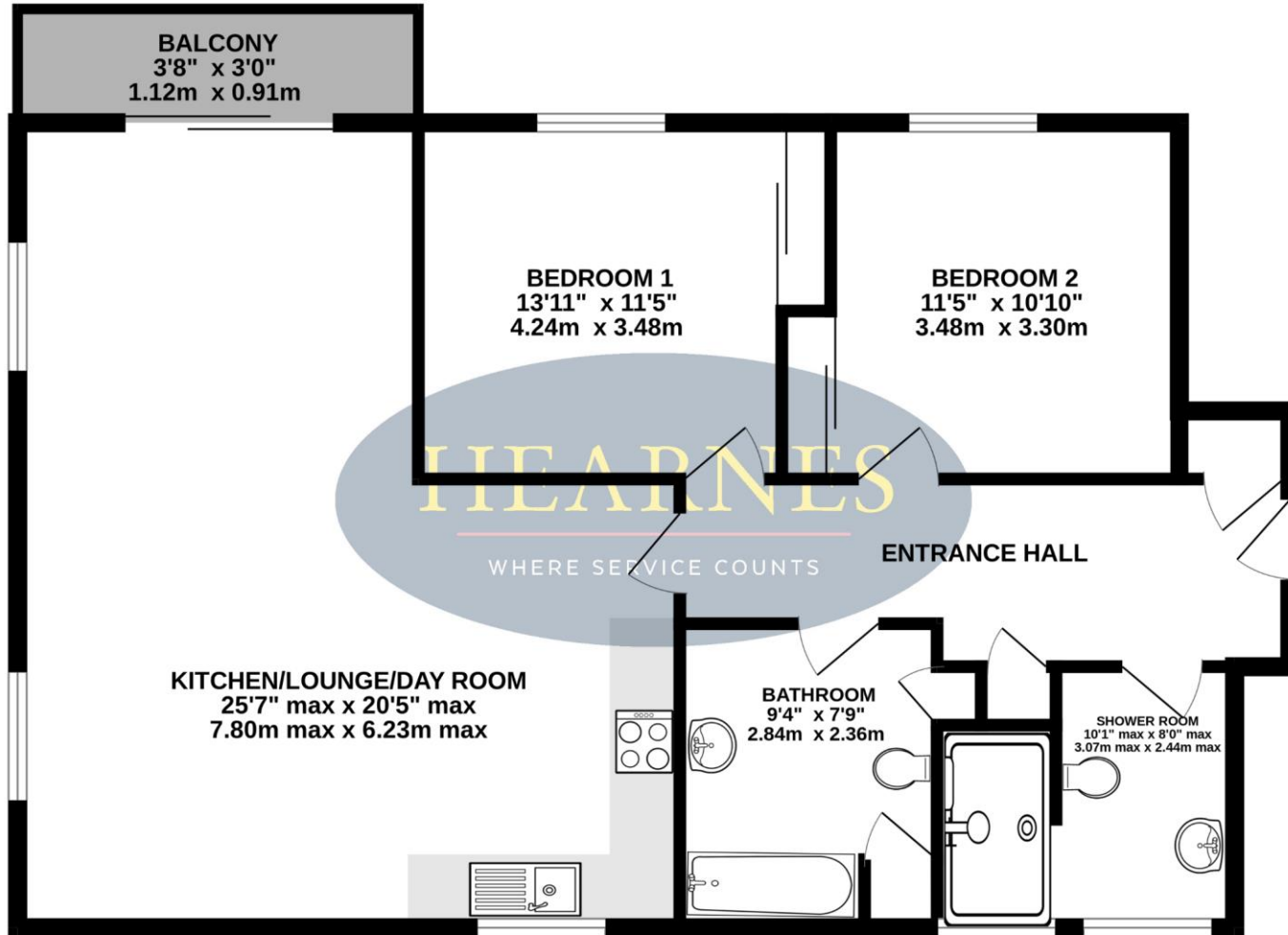
EPC RATE: C

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.





931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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.

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