

Branksea Grange  
The Avenue, Branksome Park BH13 6HA  
Offers in excess of £400,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A bright and spacious two double bedroom first-floor apartment with a large south-facing balcony. Privately positioned within the prestigious Branksome Park area just moments from Westbourne Village and the award-winning beaches at Branksome Chine.



## Key Features

- Bright & spacious first-floor apartment
- Large south-facing balcony overlooking landscaped communal gardens
- Spacious lifestyle room with a garden outlook
- Modern open-plan kitchen
- Principal bedroom with ensuite & balcony access
- Second double bedroom
- Family bathroom
- Ample storage throughout
- Private garage & visitor parking
- Perfectly located in Branksome Park moments from Westbourne Village & Branksome Chine beach



## About the Property

A well-presented and spacious apartment with a superbly proportioned kitchen/lifestyle room leading directly onto a large private south-facing balcony overlooking the landscaped communal gardens.

The accommodation further comprises of a quality newly fitted kitchen, a principal bedroom with ensuite and balcony access, a second double bedroom, utility/study room and a family bathroom. Excellent storage is provided throughout, with fitted wardrobes and two large storage cupboards.

All principal rooms enjoy a sunny south-facing aspect with attractive views across the landscaped communal gardens.

Externally, the property benefits from a private garage with an electric door, along with additional visitor parking.

This desirable and convenient location makes this apartment ideal for those seeking to downsize to a highly sought-after Branksome Park address or as a second home option.

Tenure: Share of Freehold

Underlying lease length: Approx 979 years remaining

Maintenance charge: Currently £1,606 bi-annually (includes annual building insurance)

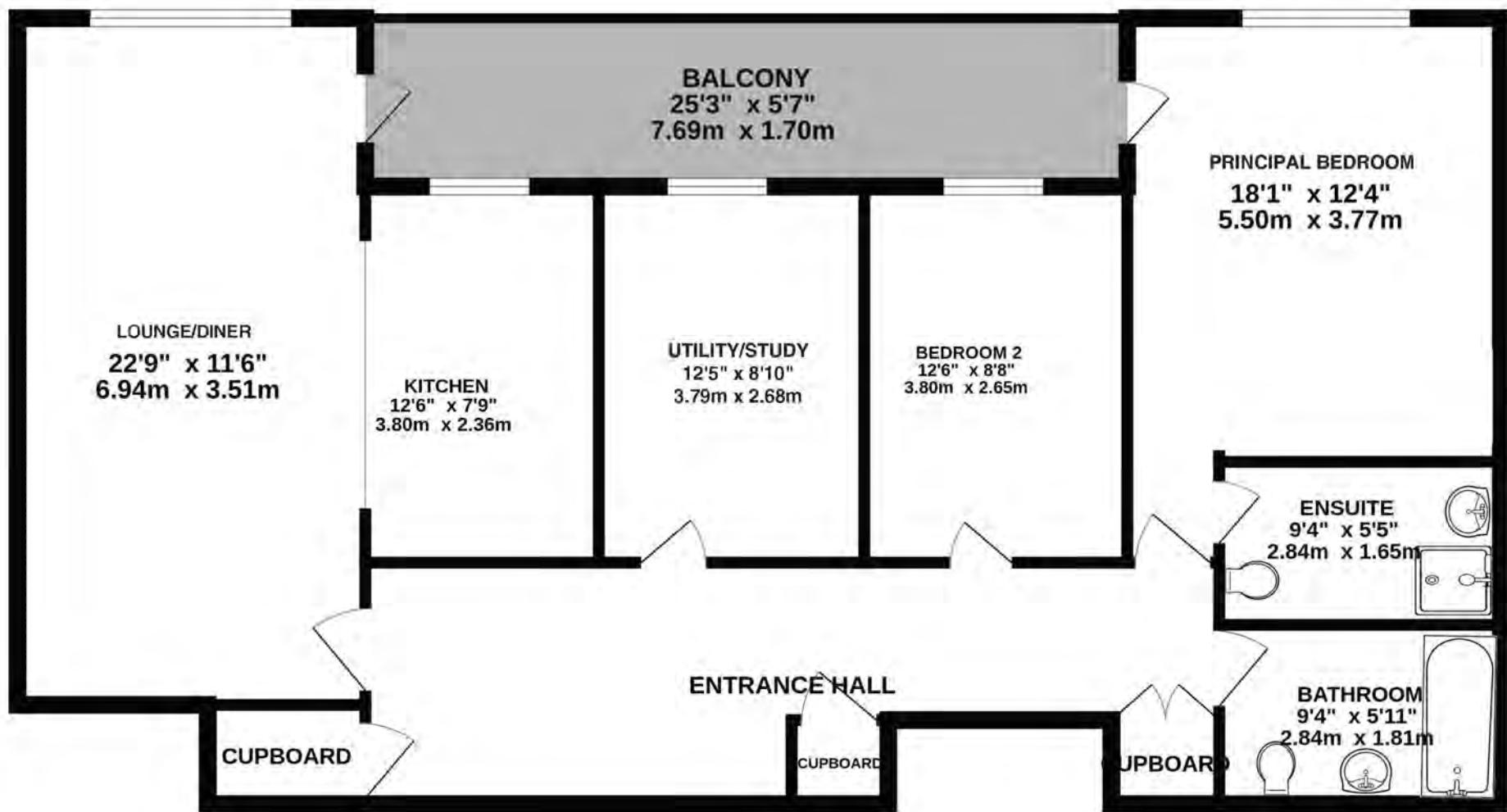
Management company: BLR Property Management Ltd

Council Tax Band: E

Notes: Holiday lets/Airbnb & pets are not permitted

# FIRST FLOOR

1097 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (102.0 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 area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

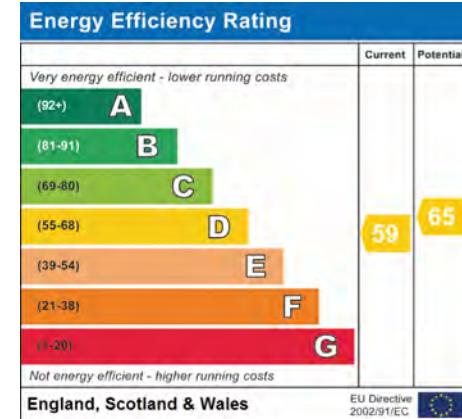
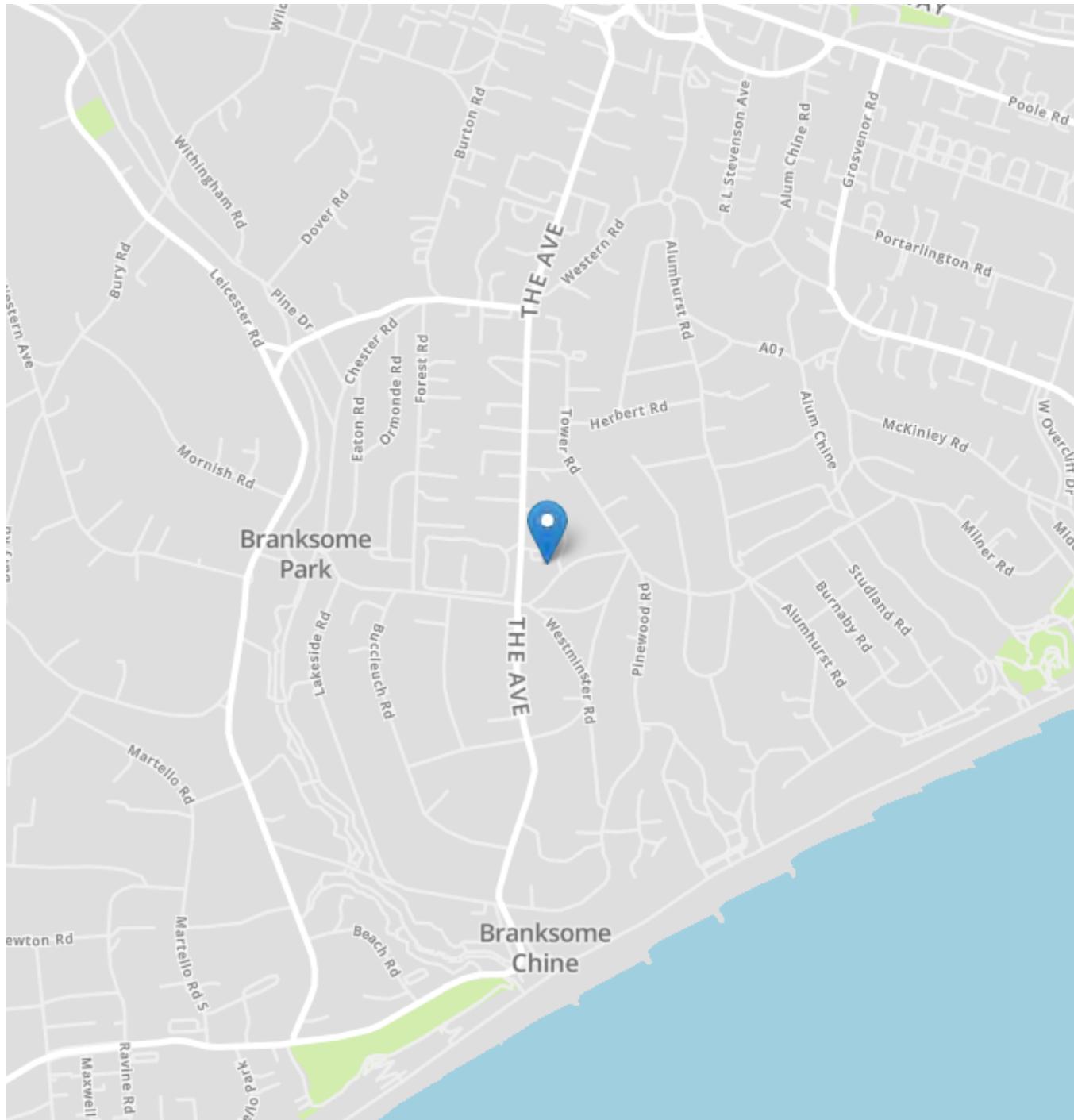


## About Mays

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 30 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 so long.



#### 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.

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