

Avenue Court, 18-20 The Avenue,
Branksome Park, BH13 6AQ

£375,000 Share of Freehold





Property Summary

Modern and well presented second floor two bedroom apartment, situated in the prestigious Branksome Park location. Benefiting from large south/west facing balcony, lift service and no forward chain.



Key Features

- Second floor apartment offering elevated views
- Bright and spacious accommodation
- South/West facing balcony
- Lift service
- Garage in block
- Modern fitted kitchen
- Family bathroom & separate WC
- Ample storage
- Beautifully manicured communal gardens
- Council tax band D



About the Property

Upon entering the apartment is a wide entrance hall with hallway storage cupboards and access to the principal accommodation.

The lounge is a well proportioned room with large windows offering an abundance of light, double doors lead onto the balcony. The kitchen has a range of eye and low level cupboards with space for freestanding appliances and integrated electric oven and hob.

There are two generous double bedrooms, the master benefiting from fitted wardrobes and door leading onto the balcony, the second with a pleasant dual aspect. There is a third bedroom/reception room, this offers flexible accommodation and could be used as a home office or separate dining room.

You can relax on a summers evening on the balcony, with a beautiful outlook onto greenery and well manicured communal gardens.

There are many visitor parking spaces offered on a first come, first served basis. This property also benefits from a garage in the block.

Tenure: Share of Freehold

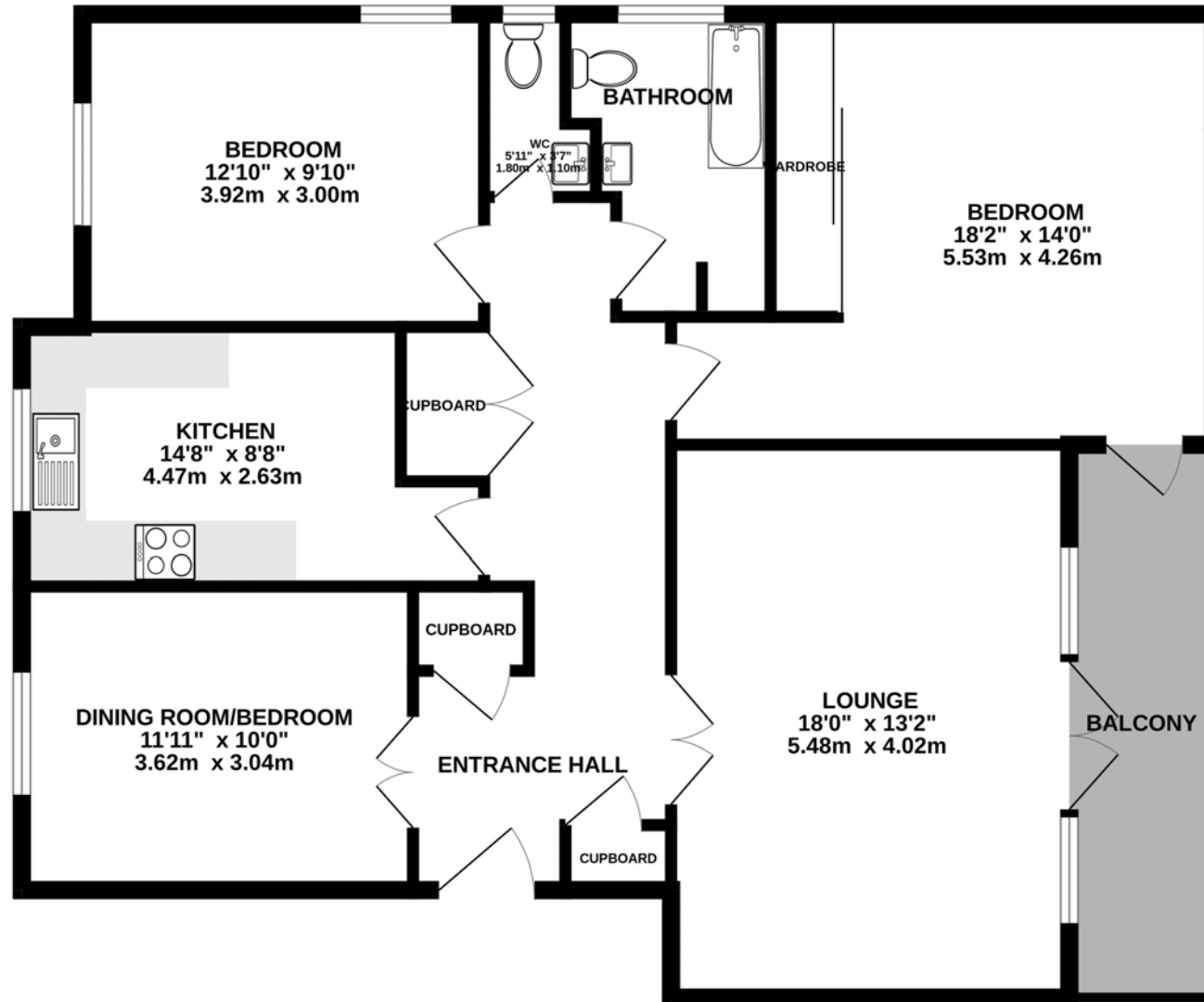
Lease Length: 940 years remaining

Service Charge: Approximately £2,400 per annum

We have been advised that pets are holiday lets are not permitted.



SECOND FLOOR





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.

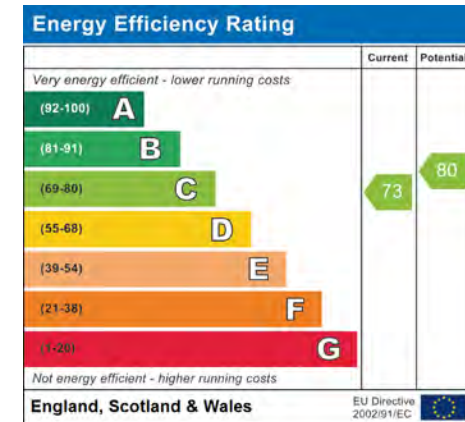
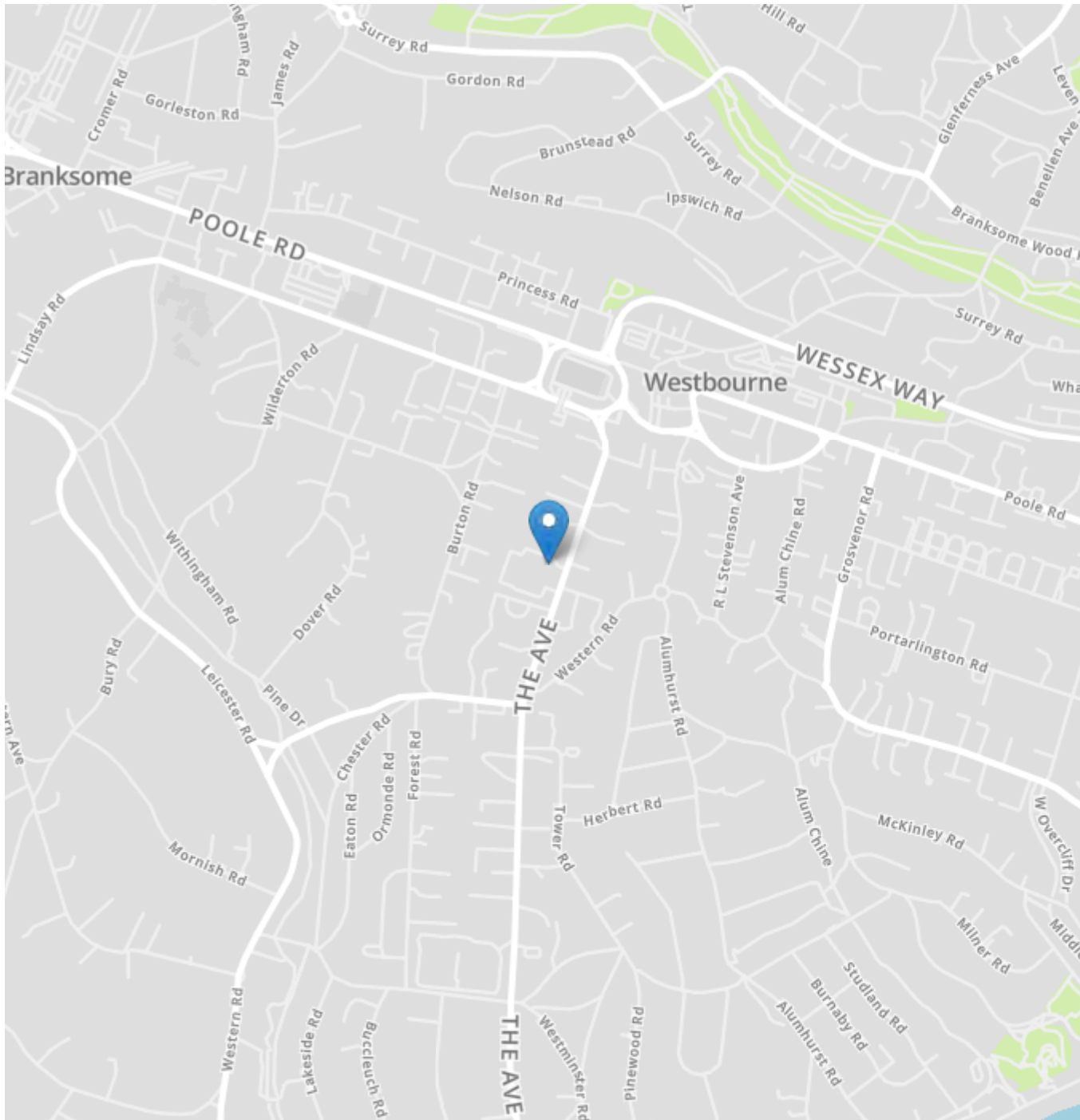


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New Developments (where applicable)

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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