



Evesham Court, The Avenue, Poole, Dorset, BH13 6HE

About the Property

Internally, the property features a communal entrance that leads to the private front door, opening into a generous hallway with plenty of built-in storage. Off the hallway are two spacious double bedrooms, each with fitted wardrobes, and the main bedroom benefiting from an ensuite shower room. A well-appointed family bathroom with a bath adds to the practicality of the property.

The L-shaped lounge/dining room has easy access to the kitchen. It also provides direct access through patio doors to a private patio area that overlooks the carefully maintained woodland communal gardens—ideal for relaxing. The kitchen is fully fitted with integrated appliances, and the property is offered unfurnished, allowing tenants to make it their own. Additional benefits include gas central heating, a single garage, and visitor parking making this an outstanding rental opportunity in an eight-apartment block in this sought-after location in The Avenue.

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 situated along The Avenue, which is tree-lined.

Located approximately midway between the town centres of Poole and Bournemouth, it is ideally situated to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the yachting at Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, pubs & 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.

Key Features

- Two bedroom ground floor apartment
- Separate bathroom
- Unfurnished
- L-shaped lounge/dining room
- Well maintained communal gardens
- Main bedroom en-suite shower room
- Private patio area
- Fitted kitchen with integrated appliances
- Single garage
- Gas central heating







About Mays

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We have been successfully selling and letting property 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.

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