

Branksea Grange  
23 The Avenue, Branksome Park BH13 6HA

Guide Price £475,000









## Property Summary

A recently refurbished three double bedroom two bathroom ground floor apartment with a large south facing private patio terrace. Perfectly located in leafy Branksome Park near Westbourne Village and Branksome chine beach.



## Key Features

- Modernised ground floor apartment
- Spacious living/dining area
- Modern fitted kitchen
- Three double bedrooms
- En-suite to the main bedroom
- Modern family bathroom
- South facing private terrace
- Garage with power
- Residents parking
- Branksome Park location



## About the Property

This well-appointed ground floor apartment has been completely modernised throughout by the current owner and offers spacious accommodation and exclusive access to a large southerly facing patio terrace.

Upon entering the property, the welcoming entrance hall, with a large storage and utility cupboard, offers access to all principal rooms. The modern kitchen has been recently fitted, offering exceptional quality and storage solutions along with built in appliances and a breakfast bar.

The lounge is particularly spacious with space for a living area and extra dining space, if required. A key feature of this apartment is the sizable south facing private terrace which can be accessed via sliding patio doors from the main living space and main bedroom.

There are three double bedrooms, all of which have southerly aspect and views across the manicured grounds. The main bedroom benefits from modern fitted wardrobes and a recently fitted, fully tiled shower en-suite. The family bathroom is modern and fully tiled housing a bath with overhead shower.

Externally, the property is conveyed with a single garage with power and residents parking.

Tenure: Share of Freehold

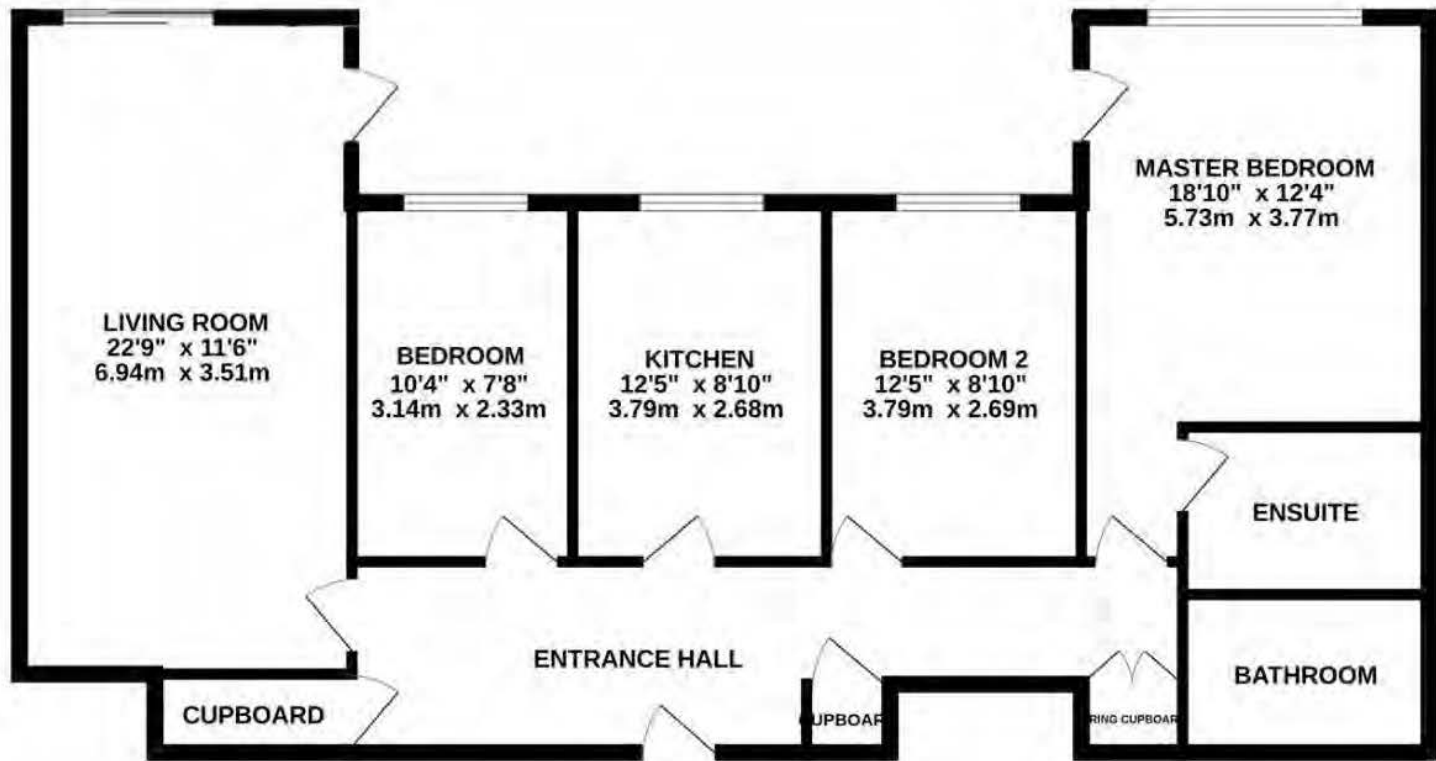
Underlying lease length: 968 years remaining (commenced 1982)

Maintenance charge: £2600 per annum

Pets and short term letting are not permitted

Council Tax Band: E





TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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## 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.

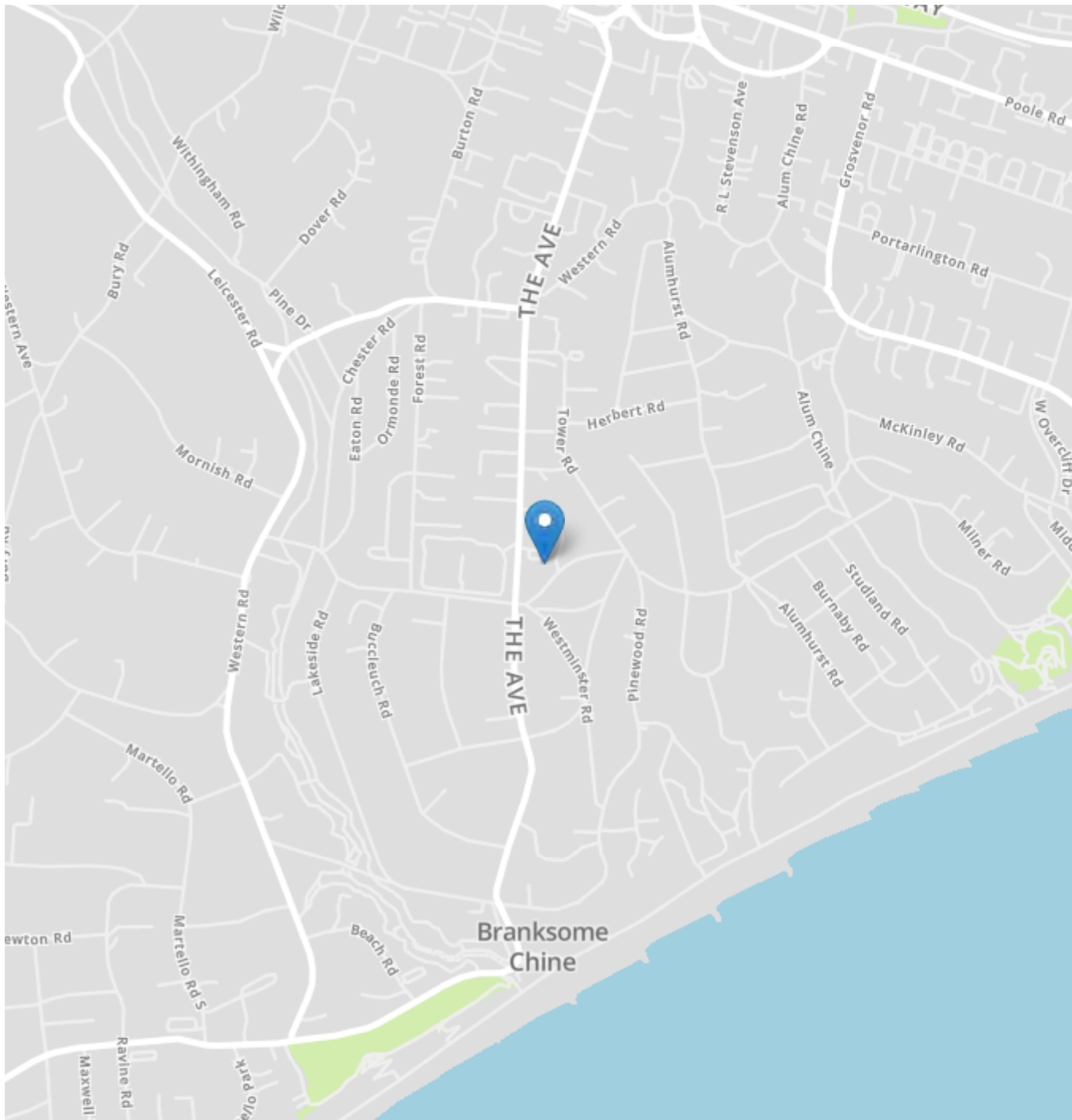



## About Mays

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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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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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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