

26 Oakhurst 14 The Avenue, Branksome Park,
Poole, Dorset, BH13 6HP

£165,000 Leasehold





Property Summary

Two bedroom retirement apartment situated in the prestigious Branksome Park location with balcony and offered to the market with no forward chain.



Key Features

- Two bedrooms
- South facing balcony
- Prestigious Branksome Park Location
- Ample storage
- Careline alarm service
- House manager
- Residents parking
- Residents lounge and laundry room
- Guest suite for visitors
- No forward chain



About the Property

Oakhurst is a popular retirement complex built in 2004, situated on The Avenue in Branksome Park. The block has 53 apartments, a range of one and two bedrooms with residents parking on a first come first serve basis.

Upon entering the block there is a large residents lounge, an ideal entertaining space which hosts a range of activities for residents to join in and socialise. The house managers office is situated on the ground floor. Lift gives access to the fourth floor.

Entrance hall leads through to the principle accommodation with ample storage. The living / dining room offers a bright and airy aspect with door leading onto the South facing balcony. The kitchen has a range of eye and low level cupboards with integrated fridge, eye level oven with electric hob and extractor fan above.

There are two double bedrooms, both being South facing and the master benefiting from fitted wardrobes. The family bathroom completes the accommodation with fully tiled walls and a three piece suite comprising panel bath, wash hand basin and low flush WC.

TENURE

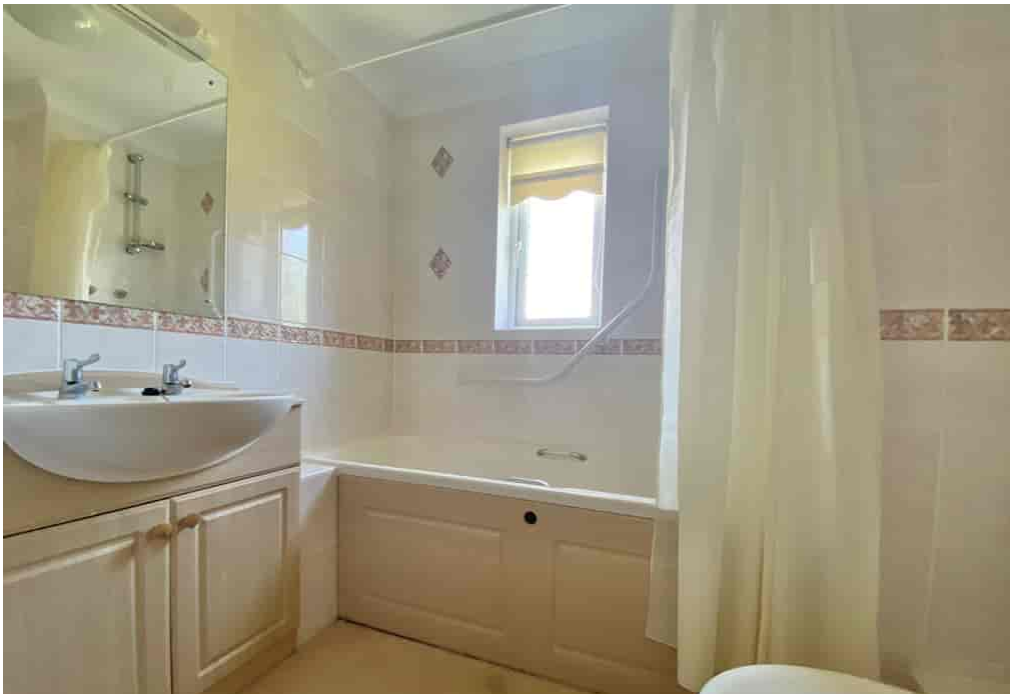
Leasehold - 108 years remaining

Service charge - £2,043.73 per half year (£4,087.46 per annum)

Ground rent - £460 per annum

BCP Council Tax Band E

Situated in an extremely desirable location on The Avenue, Branksome Park, conveniently located close to the award winning blue flag beaches at Branksome Chine and Sandbanks. Also within a level walk to Westbourne village which hosts a range of amenities including boutiques, bars, restaurants, cafes, Marks and Spencers foodhall and many others. Great transport links including regular bus routes, Branksome trainstation with links to Weymouth and London Waterloo and easy access onto the Wessex Way.



About the Location

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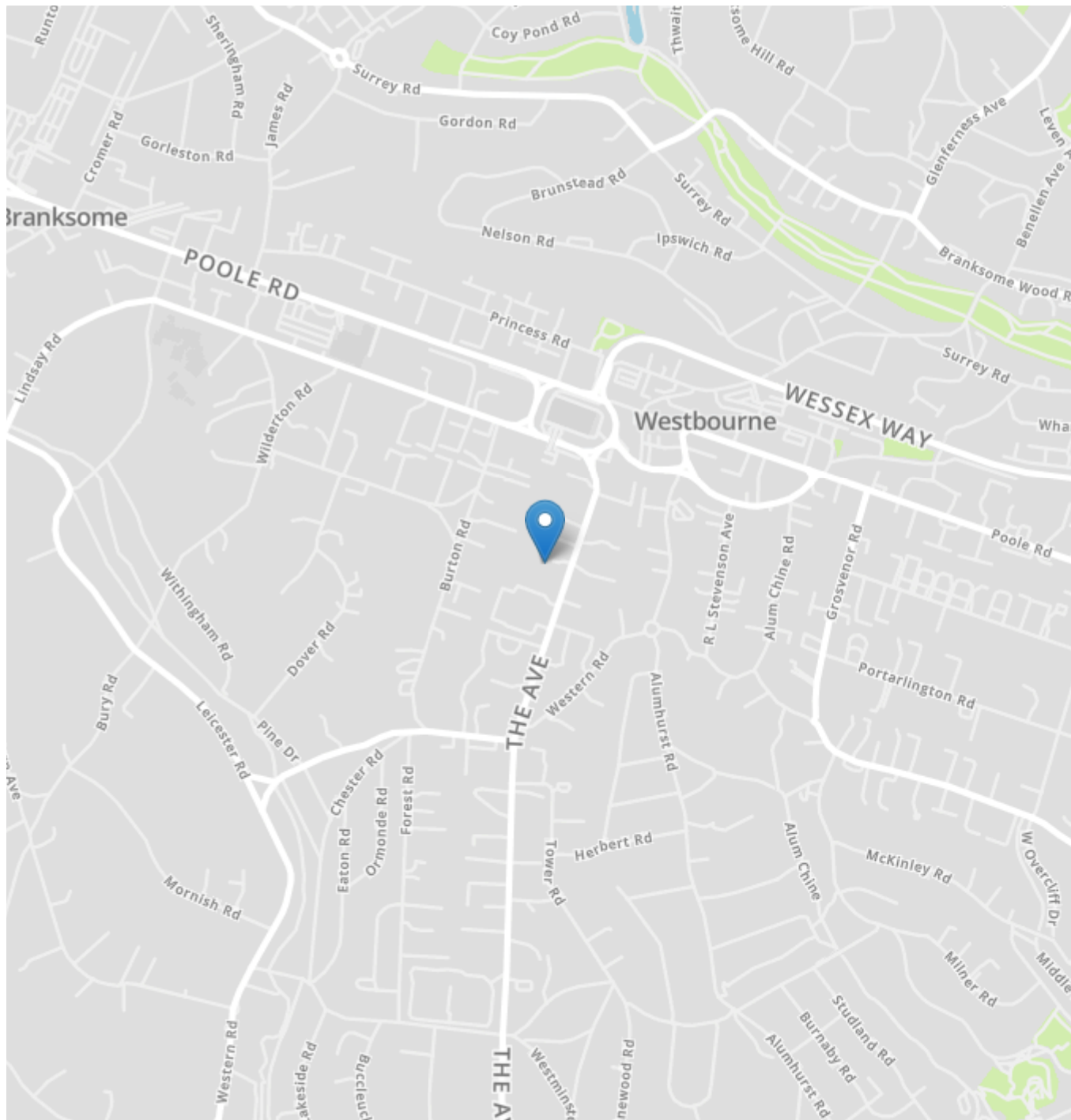


About Mays

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 25 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 nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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