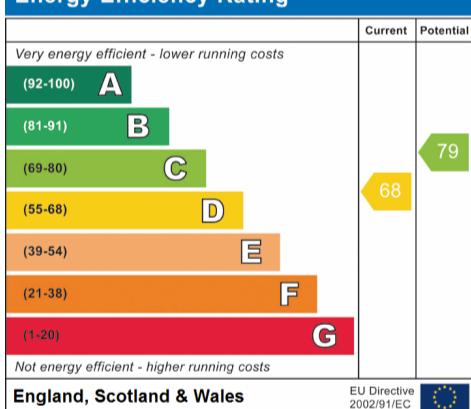


## Energy Efficiency Rating



**rightmove**   
find your happy

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Flat 2 Dorset House, 42 The Avenue, BRANKSOME PARK, BRANKSOME PARK BH13 6HE

£380,000

### The Property

Offered for sale with no forward chain is this two double bedroom ground floor apartment located in this sought after location. The property offers very spacious accommodation with benefits to include 30' lounge/dining room with access to generous westerly facing terrace, two good size bedrooms, bathroom with separate w.c. and there is also the added advantage of a garage and share of the freehold. Additionally, the apartment has been recently redecorated and had new carpets fitted making this a must see home.

Dorset House occupies a super position in the sought after area of Branksome Park with golden sandy beaches located in nearby Branksome Chine. The bustling village of Westbourne is also close to hand and there you can enjoy a mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall.

### COMMUNAL ENTRANCE HALL

With secure entry system, the apartment is located on the ground floor.

### ENTRANCE HALL

Airing cupboard which houses the hot water cylinder, storage cupboards.

### LOUNGE/DINING ROOM

30' 7" x 12' 5" (9.32m x 3.78m) narrowing to 8'3 in the dining area. Dual aspect room with UPVC double glazed sliding patio door to the terrace, radiator.

### WESTERLY FACING PATIO/TERRACE

20' 2" x 8' 3" (6.15m x 2.51m) Approximate measurement, pleasant outlook over the grounds.

### KITCHEN

8' 9" x 8' 1" (2.67m x 2.46m) Fitted with a range of wall and base units, space and plumbing for washing machine, built-in electric oven, built-in four point gas hob, integrated dishwasher, fridge/freezer to remain, front aspect UPVC double glazed window.

### BEDROOM ONE

17' x 12' 5" (5.18m x 3.78m) Rear aspect UPVC double glazed sliding patio door to the terrace, radiator.

### BEDROOM TWO

17' x 11' 11" (5.18m x 3.63m) Rear aspect UPVC double glazed sliding patio door to the terrace, radiator.

### BATHROOM

Suite comprising panelled bath with shower attachment and shower screen, wash hand basin and low level w.c. Rear aspect window.

### SEPARATE W.C.

Low level w.c., wash hand basin, radiator.

### GARAGE

Located in a nearby block. There is visitor parking subject to availability.

### COMMUNAL GARDENS

Dorset House occupies well tended communal grounds which are mainly laid to lawn with a range of mature trees, shrubs and flower borders.

### AGENTS NOTE - PETS

We are advised that pets are NOT permitted within the terms of the lease.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 199 years from 25th March 2004  
Maintenance - £3,740.00 per annum including Reserve Fund payment.

### COUNCIL TAX - BAND D