

Dolphin Court, 15 The Avenue  
Branksome Park, Poole, BH13 6HB

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# Dolphin Court, 15 The Avenue, Branksome Park, Poole, BH13 6HB

## Leasehold with Share of Freehold Price £375,000

A delightful 3 bedroom 5<sup>th</sup> floor apartment, set on the southwest wing of this well regarded development in The Avenue. The property offers a large lounge/dining room, southerly facing balcony, a Magnet kitchen fitted in late 2021, newly fitted shower room and separate w.c. along with a garage. Internally the property is well presented, the development has a passenger lift servicing all floors and well kept communal gardens. It is a very desirable location being within half a mile of Westbourne shops in one direction and the beach and sea at Branksome Chine, in the other.

- 3 bedroom, 5<sup>th</sup> floor apartment in a well regarded development, set on the south west side of the building
- Excellent location being within ½ mile to the sea, beach and the shops at Westbourne
- Well presented accommodation with modern décor throughout
- Large dual aspect lounge/dining room with large patio doors leading to a southerly facing balcony, benefitting from afternoon and evening sunshine
- Magnet kitchen fitted in late 2021 in a range of contrasting pale green and white high gloss units with white work tops over and attractive tiled flooring. Integrated appliances to include an AEG induction hob, Indesit oven, microwave/oven above, space and plumbing for washing machine and fridge/freezer
- Recently fitted shower room with walk in shower having both a rain head and handheld attachment, wash basin with vanity unit below, fully tiled walls and floor
- Separate wc with vibrant contrasting floor tiles
- 2 larger double bedrooms both with built in wardrobes
- Fitted carpets and blinds, ceiling lights, washing machine and fridge/freezer all included in the sale
- Gas central heating and double glazing
- Dolphin Court is a development of 21 flats plus a penthouse, set over 7 floors with a welcoming communal entrance, passenger lift servicing all floors, attractive gardens, plenty of communal parking and the residents all owning a share of the freehold
- Private garage (number 12)

Dolphin Court enjoys a fabulous location set halfway down this tree line avenue and being within a flat walk to all the shops and eateries in Westbourne as well as within ½ mile to Branksome Chine Beach. Poole and Bournemouth Town Centres are within 3 miles and the property is within easy access to the A338 spur road, leading out of town.

**Terms of Lease:** Remainder of a 999 lease.

**Maintenance charges:** Approx £826.62 per quarter (to include water and sewerage charges)

**COUNCIL TAX BAND: D**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



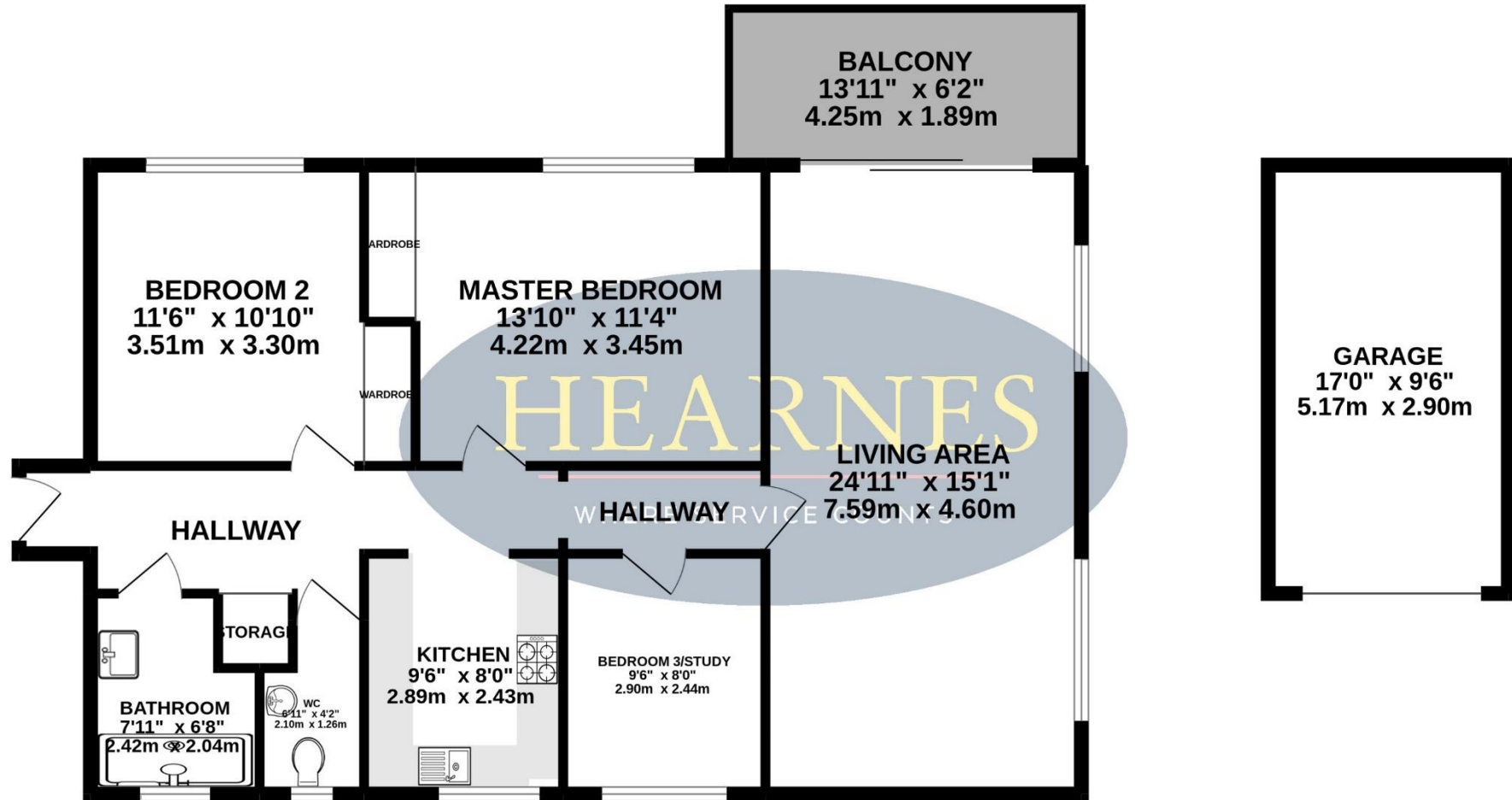






# GROUND FLOOR

1147 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1147 sq.ft. (106.6 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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