



**Flat 3 Dorset House, 42 The Avenue,
Branksome Park, Poole, Dorset, BH13 6HE**

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SHARE OF FREEHOLD PRICE £400,000

A spacious 3 double bedroom, 2 reception room, first floor apartment with fabulous 38' southerly facing terrace and sold with no forward chain. Set in a low rise development of just 12 apartments, over 3 floors, flat 3 benefits from a generous entrance hall, bedroom one with doors onto the terrace, bedroom two with an en suite shower room and feature square bay window and all three bedrooms having fitted wardrobes. There is a large lounge with doors to the terrace, archway to a dining room, which in turn leads to the kitchen. The kitchen/dining area forms the heart of the property and although a little dated, is perfectly useable and immaculately clean. What makes this apartment so special, is the wonderful terrace, expanding the width of the property and having 3 access points. This terrace is private, enjoys garden views and is certainly a sun trap! The flat further offers gas central heating, double glazing and a single garage (no.12) with power and light. Dorset House is set in generous communal grounds with 2 entrances, entry phone system, and well-kept communal hallways to all floors.

- Spacious 3 double bedroom first floor apartment
- Fabulous 38' southerly facing terrace with views over the garden
- Generous entrance hall
- Large lounge with doors to the terrace and leading to the dining area
- Dual aspect kitchen/dining room with doors to the terrace. Although dated, the kitchen is immaculately presented and offers a range of pale wooden units with work tops over, extending to a small breakfast bar area and fitted with integrated double oven, 4 ring gas hob, dishwasher and space and plumbing for washing machine and fridge/freezer
- All bedrooms with fitted wardrobes and fully tiled en suite shower room to bedroom 2 and tiled main bathroom
- Gas central heating and double glazing
- Sold vacant with no forward chain
- Garage with power and light (number 12)

NB – there is no lift within the development and the balconies are in the process of being repaired

Dorset House is situated on the popular tree lined avenue in Branksome Park and is located towards the Branksome Chine. It is half a mile from the award winning Branksome beach and new facility Rockwater and just under a mile from Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. There are also excellent bus services from Westbourne to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour.

Lease: Remainder of a 999 year lease

Maintenance: Approx £3794 per annum

COUNCIL TAX BAND: E

EPC RATE: C

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

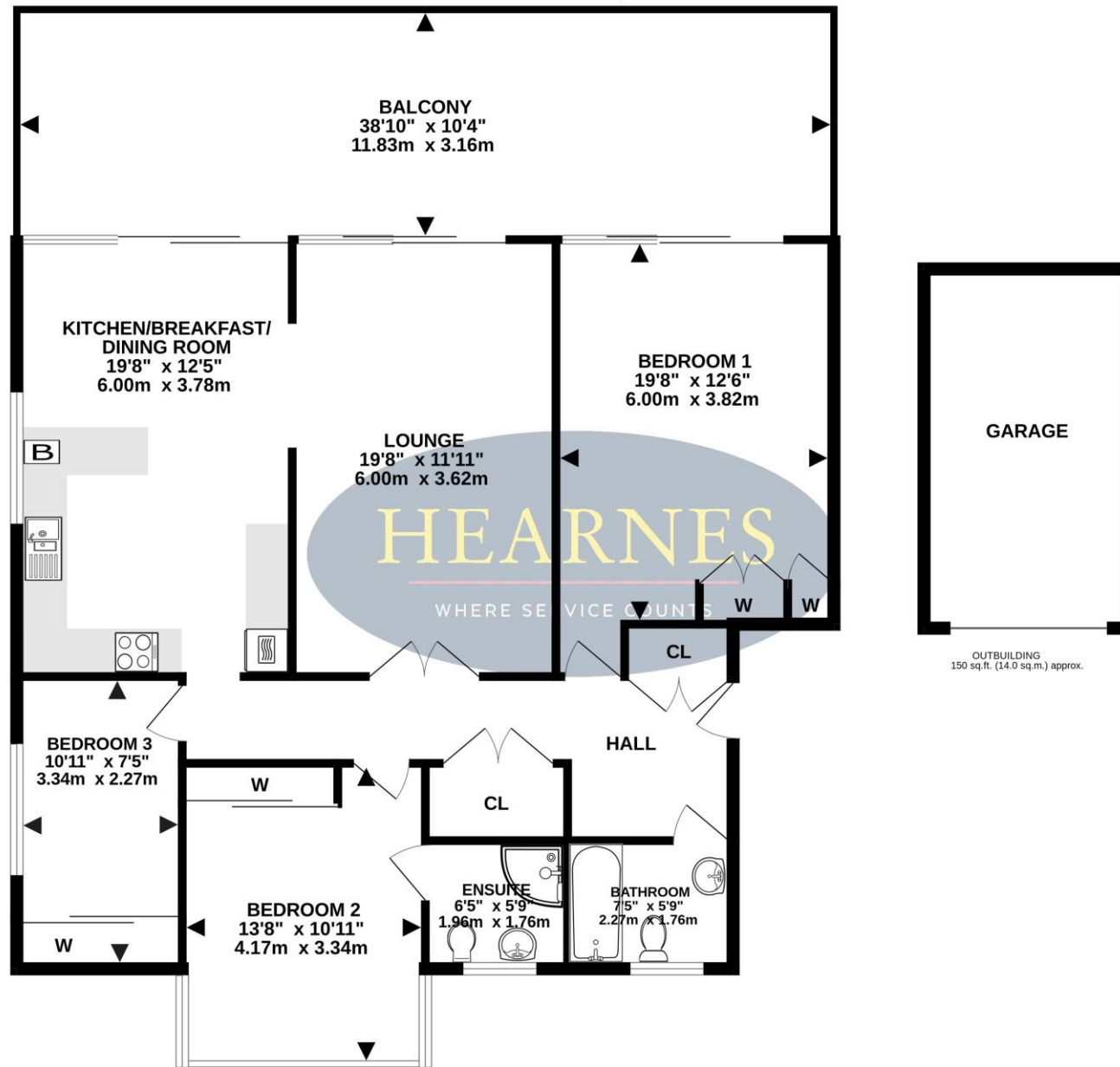




INCLUDING BALCONY AND OUTBUILDING

TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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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