

The Pines, 38-40 The Avenue, Branksome Park BH13 6HJ

Offers in Excess of £375,000 Share of Freehold

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## Property Summary

A truly stunning three-bedroom apartment with incredibly spacious accommodation set moments from the sandy beaches of Branksome Chine and the amenities of Westbourne. The property has been fully renovated to an exacting standard throughout and the positioning allows for far reaching treetop views that extend towards the Isle of Purbeck.



## Key Features

- Impressive reception hallway with generous storage
- Large living/dining room opening to the kitchen
- Stunning fitted kitchen with integrated appliances
- Principal bedroom with fitted wardrobes
- Two further double bedrooms
- Contemporary bathroom suite
- Additional guest cloakroom w/c
- South facing balcony with tree top views
- Garage and communal grounds
- No forward chain



## About the Property

On entering the property, you are immediately impressed by the size of the reception hallway. The hallway has double doors that lead to the large living dining and when open, this gives the property an incredible sense of space and light. The living, dining and kitchen area has been cleverly designed to present defined areas for lounging, dining and cooking. The living area has a contemporary inset feature fire hearth with built-in adjacent shelving. The dining area opens to the modern fitted kitchen which incorporates a peninsula unit with space for seating. The kitchen has integrated appliances and a stylish ceramic 'butler' sink.

The principal bedroom has modern built-in wardrobes with space-saving sliding doors and this feature is echoed in the second double bedroom. The third bedroom is a comfortable double and if surplus to requirements this room could be ideal as a study or home office. The bedrooms are serviced by an elegant bathroom with feature lighting and stunning tiled walls. This theme continues in the guest cloakroom/wc.



The balcony enjoys a high degree of privacy even during winter months and benefits from a Southerly aspect. The development is surrounded by well-tended communal grounds and the property benefits from a garage to the rear.

A truly stunning apartment with space, light and a level of finish second to none.

Tenure: Share of Freehold

Service Charge: Approx £2,000 per annum

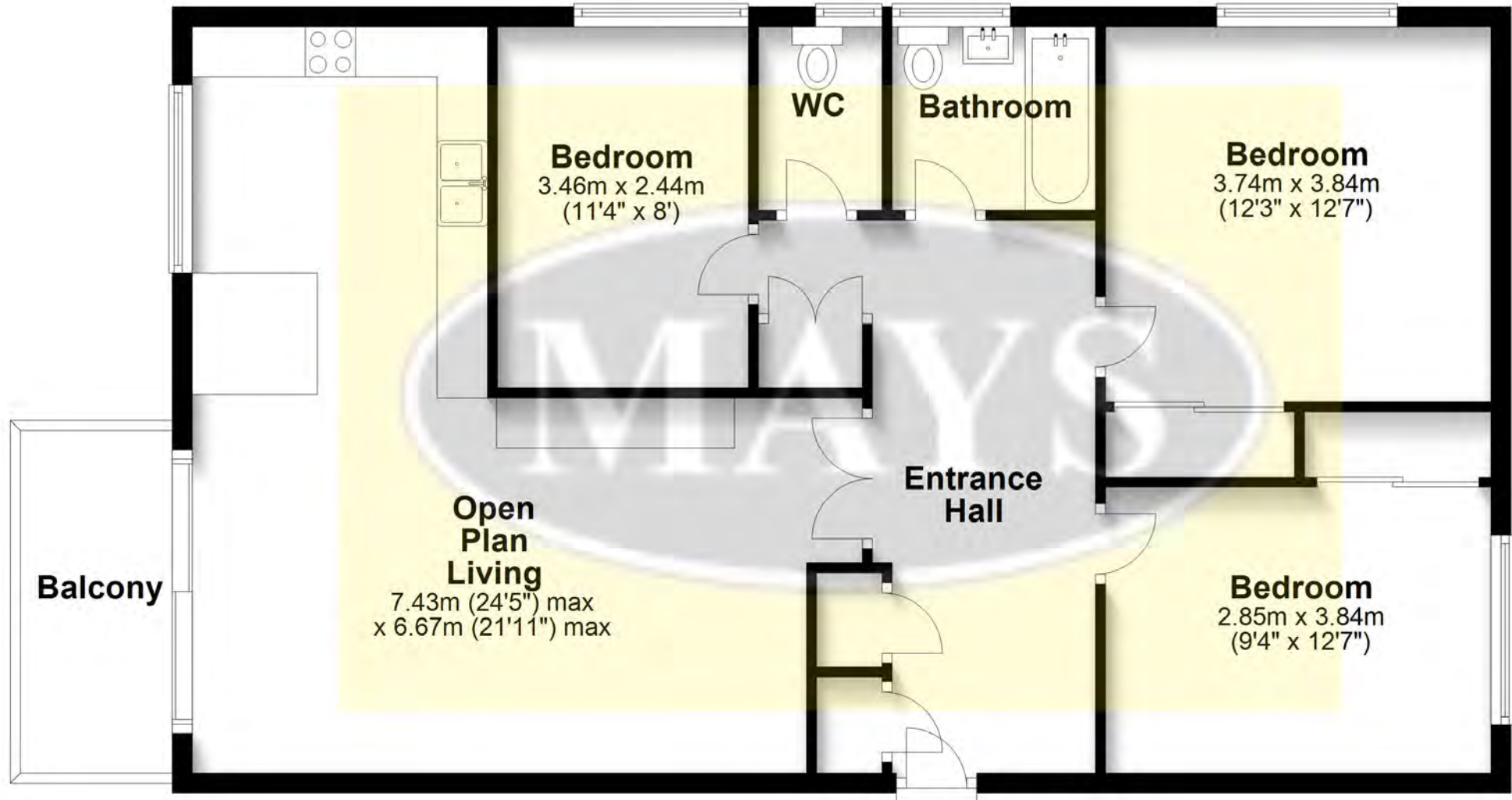
Council Tax Band: D

Notes: The development is for the exclusive enjoyment of residents therefore pets and holiday lets are not permitted.

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.

## Top Floor

Approx. 95.3 sq. metres (1025.4 sq. feet)



Total area: approx. 95.3 sq. metres (1025.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## 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 mainline Railway stations with services to Southampton and London.

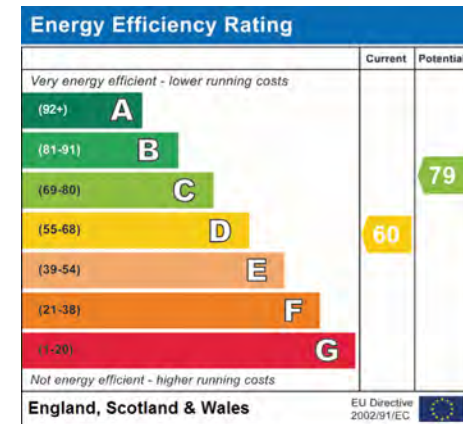
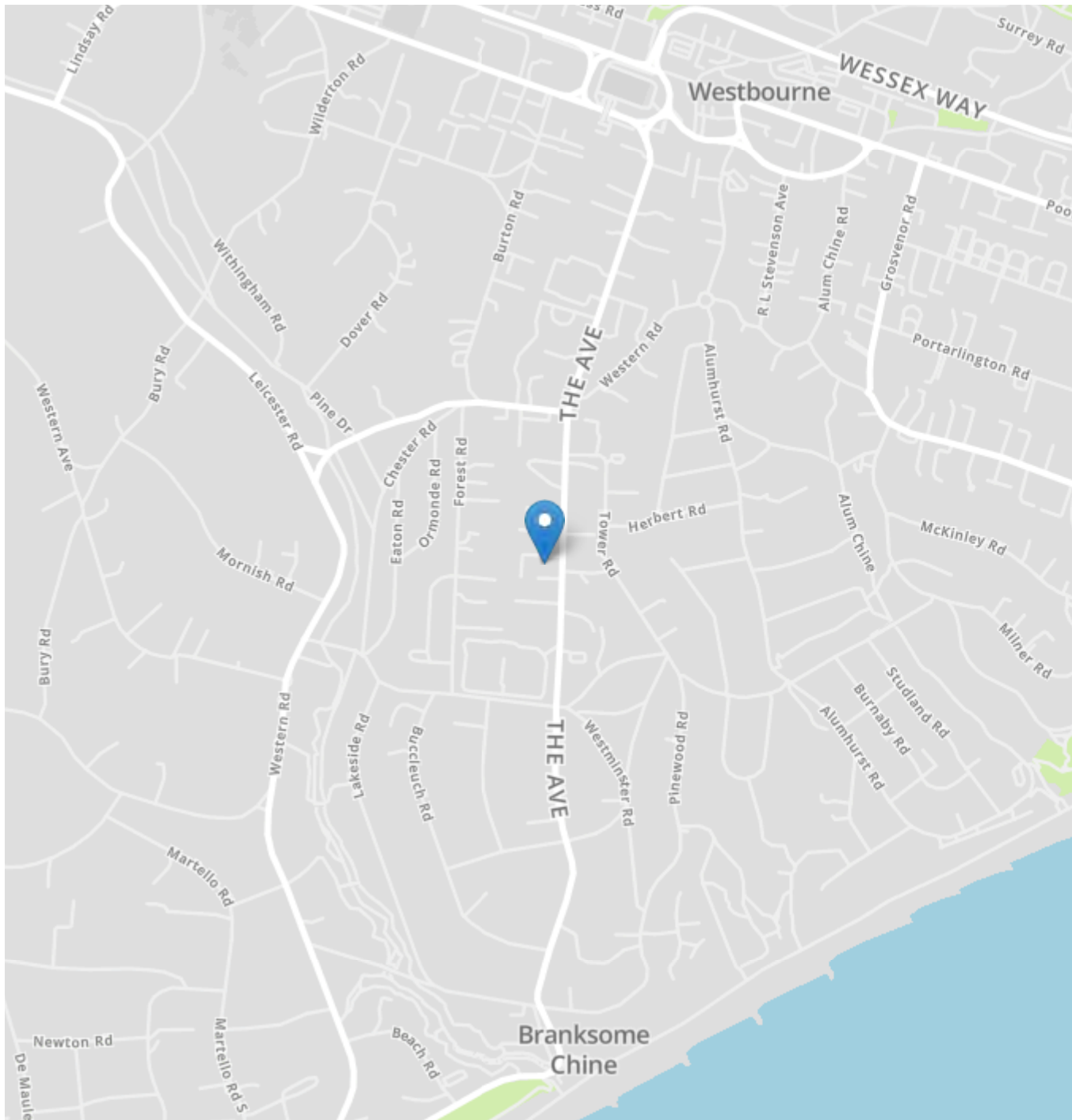


## About Mays

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.



### 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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

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