

FOR SALE

Flat 6, 2 Brooklyn House, Bingham Avenue, Poole, Dorset BH14 8FB



PHILIPPA SOLE



Offers Over £750,000

—

3 double bedrooms

Ensuite to master and family bathroom

Large terrace

Tandem underground parking space

Store room

Utility room

350 metres from the Harbour's edge

Council tax band F - £2958.57

Service charge £3700 pa

Share of Freehold

[Click here for virtual tour](#)

## About this property

This spacious contemporary ground floor apartment, offers light and spacious accommodation, boasting a good sized open plan living/dining room, modern fitted kitchen, large terrace, three good sized bedrooms with secure underground parking located in a prestigious tree-lined avenue within 350 metres from the harbour's edge.

Set behind secure gates within well maintained grounds is this impressive block. On entering the apartment, double doors open into the impressive open-plan living space, with stunning walnut floors and floor to ceiling windows leading out on to the composite decking terrace, which enjoys the mid afternoon sun. Pocket doors cleverly divide the living / dining space from the beautifully appointed kitchen which comes complete with silestone work surfaces and a range of integral appliances. The master bedroom has a range of modern fitted wardrobes and a luxuriously appointed en-suite shower room. Bedrooms two and three share the family bathroom. In addition to this accommodation is a useful utility room which provides an additional storage cupboard and space for both a washing machine and tumble dryer. Underground, there is a tandem allocated parking space for two cars, with additional visitor parking to the front of the property; there is also a private store and storage for bicycles. Regretfully no pets are allowed under the terms of the lease.

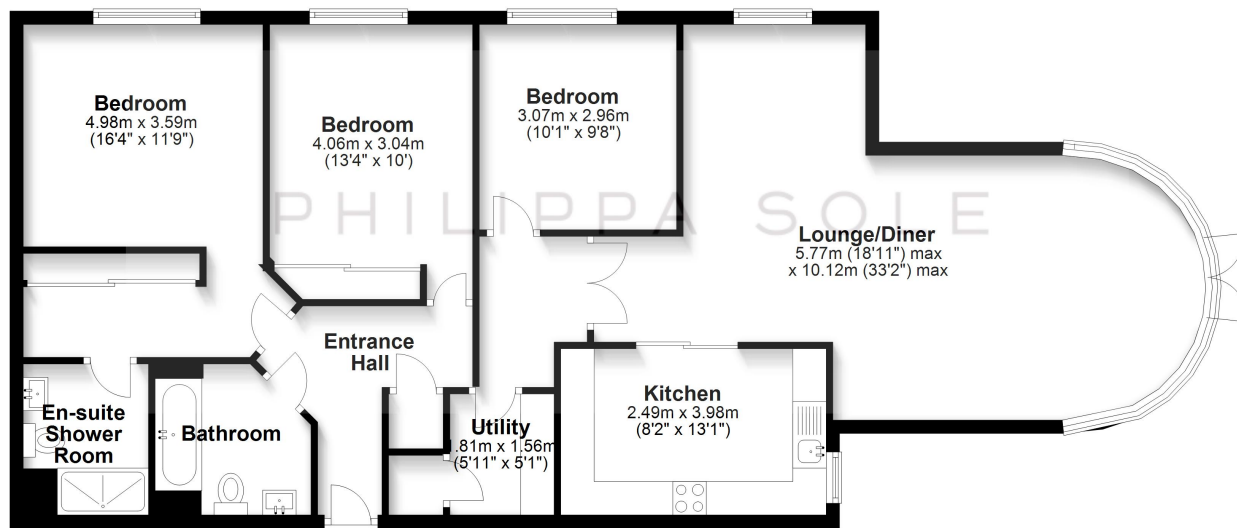
## Location

Located in a prestigious tree-lined avenue within 350 metres from the shore of Poole harbour and local sandy beaches at Sandbanks Road accessed from the footpath in Alington Road. The village of Lilliput is within a quarter of a mile, with its Marina, mini super markets, coffee shops and restaurants. For more diverse shopping, the towns of Poole and Bournemouth are within easy reach whilst the local train station at Ashely Cross provides a direct line in London Waterloo in approximately 2 Hours.





**Upper Ground Floor**  
Approx. 111.4 sq. metres (1198.8 sq. feet)



Total area: approx. 111.4 sq. metres (1198.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999