



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
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Flat 6 Dolphin Court, The Avenue, Poole, Dorset, BH13 6HB

Guide Price £325,000

**** NO FORWARD CHAIN ** PRESTIGIOUS BRANKSOME PARK LOCATION ** SINGLE GARAGE ** ALMOST 1,000 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this three bedroom, two bathroom, first floor apartment situated in the sought-after BH13 postcode. Being sold with no forward chain and benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering fitted wardrobes, an open-plan living room/dining room leading onto the South-Westerly facing private balcony with tree-lined views, a separate kitchen with an integrated fridge/freezer, a three-piece bathroom, and three-piece shower room, ample storage throughout, a single garage with allocated parking in front and a share of the freehold. This is a must-view to appreciate the level of living accommodation and desirable position this property has to offer.

Situated on a tree-lined road, The Avenue is a popular location within close proximity of the Blue-Flag beaches at Branksome Chine and its popular restaurants such as 'Rockwater' overlooking the sea. Canford Cliffs Parade and the desirable Westbourne Village are both within walking distance from the property. The shores of Poole Harbour and the world-famous Sandbanks Peninsula are easily accessible by car or bicycle. The property has easy access to Bournemouth/Poole town centres and Branksome Train Station, with its direct links to London Waterloo taking approximately 2 hours and 10 minutes. A truly great location!



First Floor

Entrance Hallway

Coved and smooth set ceiling, downlights, smoke alarm, wooden front door to the rear aspect, consumer unit, entry phone system, storage cupboard with shelving enclosed, radiator, power points and carpeted flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the front aspect, aluminium sliding doors to the side aspect leading onto the South-Westerly facing balcony, radiators, power points, solid oak wooden panelling and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, wall and base fitted units, integrated longline fridge/freezer, space for a washing machine, four-point electric hob with overhead extractor fan, integrated double oven, tiled splash back, composite sink with drainer, power points, shelving and vinyl flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, fitted wardrobes, radiator, power points, television point and carpeted flooring.

Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, panelled bath, toilet, wall mounted sink with storage, stainless steel heated towel rail, vanity cabinet with mirrored front, wall mounted mirror, tiled walls and vinyl flooring.



Shower Room

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, enclosed double shower, toilet, wall mounted sink, tiled walls, wall mounted mirror, stainless steel heated towel rail and tiled flooring.

Outside

Garden

Communal lawns and surrounding trees.

Garage

Single garage with an electric up and over door and power points.

Parking

Parking in front of the garage.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 976 Years Remaining
Ground Rent: £0
Service Charge: £3,460 per annum including buildings insurance, lift maintenance, gardening, communal electricity, window cleaning, repairs and maintenance.
Managing Agents: Rebbeck Brothers
Rentals are permitted
Holiday lets are not permitted
Pets are not permitted
EPC: D
Council Tax Band: D - Approximately £2,254.94 per annum.

There is lift access to all floors.

Stamp Duty

First Time Buyer: £1,250
Moving Home: £6,250
Additional Property: £22,500