

FOR SALE

1 Chalbury, 34 The Avenue,
Branksome Park, Poole, Dorset
BH13 6EH



PHILIPPA SOLE



£685,000

—

3 Double bedrooms

Large terrace

Secure underground parking space

Lock up store

Just under 800 metres level walk to Westbourne

Approaching 1,600 sq.ft. of accommodation

Band F - £2,814.13

Maintenance £2,892.00 pa

Share of Freehold

[Click here for virtual tour](#)

About this property

A spacious and modern, 3 double bedroom apartment, with a large terrace, two shower rooms, modern kitchen, secure parking and store located in this renowned block just 0.7 miles from the beach at Branksome and Westbourne.

Built in 2008 by Whitelock, Chalbury is one of the areas most revered developments. This large, 3 bedroom apartment is located on the elevated ground floor and has an unusually large terrace. An impressive communal hallway leads you to the private entrance hall. The large triple aspect living dining room is a real feature of this apartment as it benefits from sunshine flooding into the room most of the day. The current owners have further enhanced the room with the addition of built in fitted display shelving and an electric fireplace. From here is access, as well as from the master bedroom and third bedroom, onto the impressive terrace which benefits from the morning and early afternoon sun. The kitchen has been well designed and is spacious enough for a dining table. An extensive range of units house integrated appliances and is complimented by quartz worktops.

The spacious entrance hall, with ample storage cupboards, lead to the bedrooms. The main bedroom has been extensively fitted out with wardrobes and has access to the terrace. The ensuite shower room boasts a large walk-in shower and fitted sanitaryware with vanity units and storage. Bedroom two is located to the far end of the apartment making it an ideal haven for guests, again this has fitted wardrobes and shares the recently modernised shower room again featuring fitted sanitaryware and vanity units. Originally designed with a bath, this would be easy to reinstate if required. Bedroom three is currently used as an office and also enjoys direct access onto the terrace.

A lift and stairs provide direct access into the secure underground garage, where there is an allocated parking space and private lock up storeroom. The block sits in beautifully maintained grounds and there is ample visitor parking to the rear.

Location

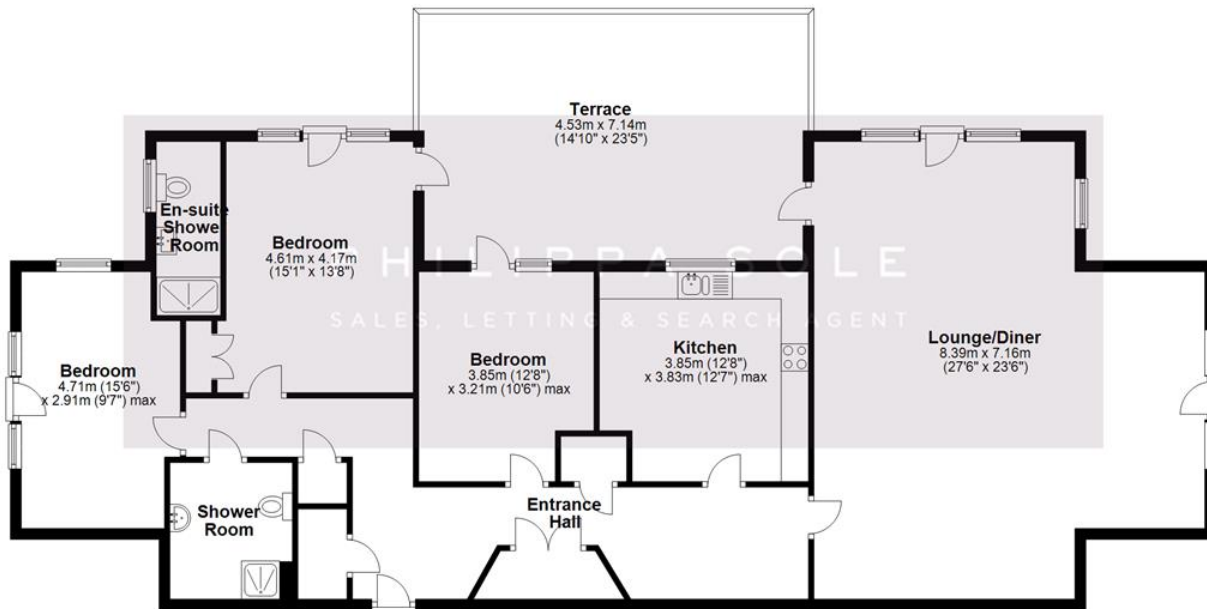
Located on a level part of the prestigious Avenue within an easy level walk of Westbourne with its array of restaurants, bars and shopping arcade. For those wishing to gain easy access to London, the train station at Branksome has a direct line into London Waterloo in under 2 hours.





Ground Floor

Approx. 146.3 sq. metres (1575.3 sq. feet)



Total area: approx. 146.3 sq. metres (1575.3 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 (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	81

EU Directive 2002/91/EC

England, Scotland & Wales

PHILIPPA SOLE

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