

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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1 CHALBURY, 34 THE AVENUE, BRANKSOME PARK, POOLE,
DORSET, BH13 6EH



£ 6 9 9 , 9 5 0

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 renown 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 usually 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 form 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 boast 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.

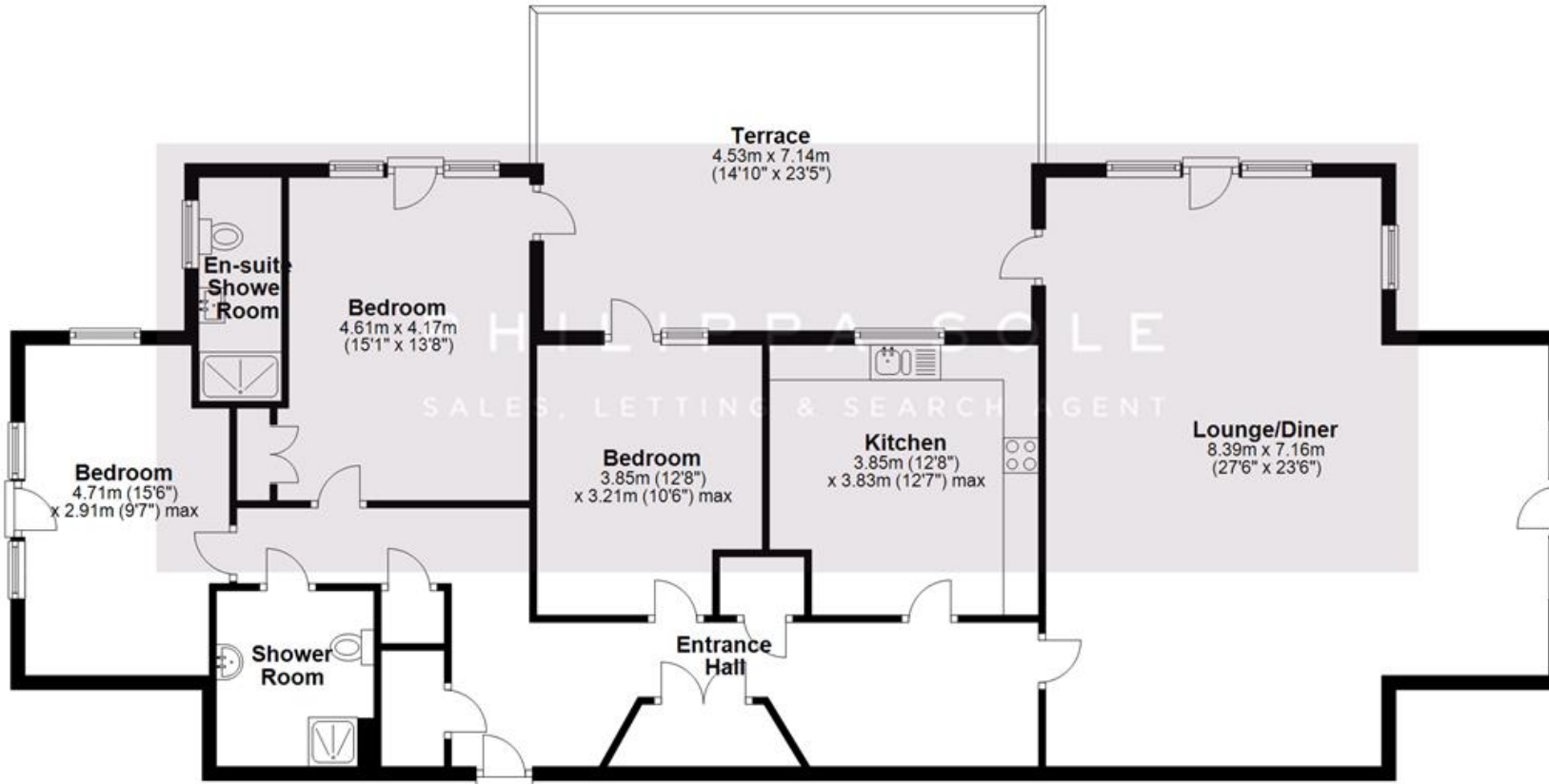
LOCATION

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	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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