



**HEARNES**

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**Flat 16 Woodhouse, 10 The Avenue, Branksome  
Park, Poole, Dorset, BH13 6AG**



# Flat 16 Woodhouse, 10 The Avenue, Branksome Park, Poole, Dorset, BH13 6AG

## Share of Freehold PRICE £425,000

A superb 3 double bedroom, 2 reception room, fourth floor apartment set in a desirable development with balcony, lift, 2 garages and only moments from Westbourne. 1660ft<sup>2</sup> in total, the flat enjoys a wonderful aspect with a south facing balcony and windows to the principal reception areas on the west elevation. The flat offers a generous entrance hall, dual aspect lounge with separate dining area, en-suite shower room, all bedrooms with fitted wardrobes, kitchen/breakfast room with fitted appliances, gas central heating and double glazing. The flat is neat and tidy and has potential for further personalisation. Set in a generous plot, in landscaped communal grounds, Woodhouse is a development of 18 flats, 3 on each floor and laid out over 6 floors. There is an entry phone system, attractive entrance and communal areas, a passenger lift to all floors, visitor parking and garages. Woodhouse is nestled amidst beautiful grounds on a generous plot with mature and well-maintained gardens, only moments from Westbourne

- Generous fourth floor apartment with 1660ft<sup>2</sup> of accommodation and garages
- 3 double bedrooms with built in wardrobes and refitted en suite shower room to the master bedroom
- Dual aspect sitting room enjoying a southerly and westerly aspect and separate dining area
- Attractive south facing balcony with chrome balustrades and glass panels
- Bright and sunny flat with all rooms enjoying garden views
- Shaker style kitchen/breakfast room with worktops over, extending to form a breakfast bar and fitted with integrated 4 ring gas hob, oven, extractor, fridge/freezer, dishwasher and free-standing washing machine
- Generous entrance hall with deep storage cupboard and large airing cupboard
- Modern, fully tiled family bathroom with shower over the bath, wash basin, bidet and wc
- Gas central heating and double glazing throughout
- Entryphone system and passenger lifts serving all floors
- 2 single garages with power and lighting
- Visitor parking
- Excellent location, within a few hundred yards to the shops in Westbourne
- Well run and managed block, where the residents own a share of the freehold
- No forward chain!

Woodhouse enjoys a fabulous position, being at the top of The Avenue, moments from the shops at Westbourne. Located just 250 yards from Westbourne with its wide range of cafés, bars, shops and restaurants including an M&S food hall and Tesco along the road. Branksome train station is just over a mile away Parkstone Golf Club is only 1.8 miles and the beautiful golden sandy beaches of Branksome which you can walk through the mature Branksome Woods to are just over a 1 mile.

Lease : 999 years from 2007  
Maintenance: £3600 per annum  
Ground Rent: N/A

**COUNCIL TAX BAND: F**

**EPC RATE: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





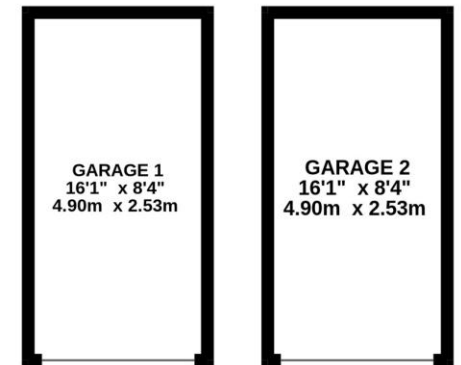
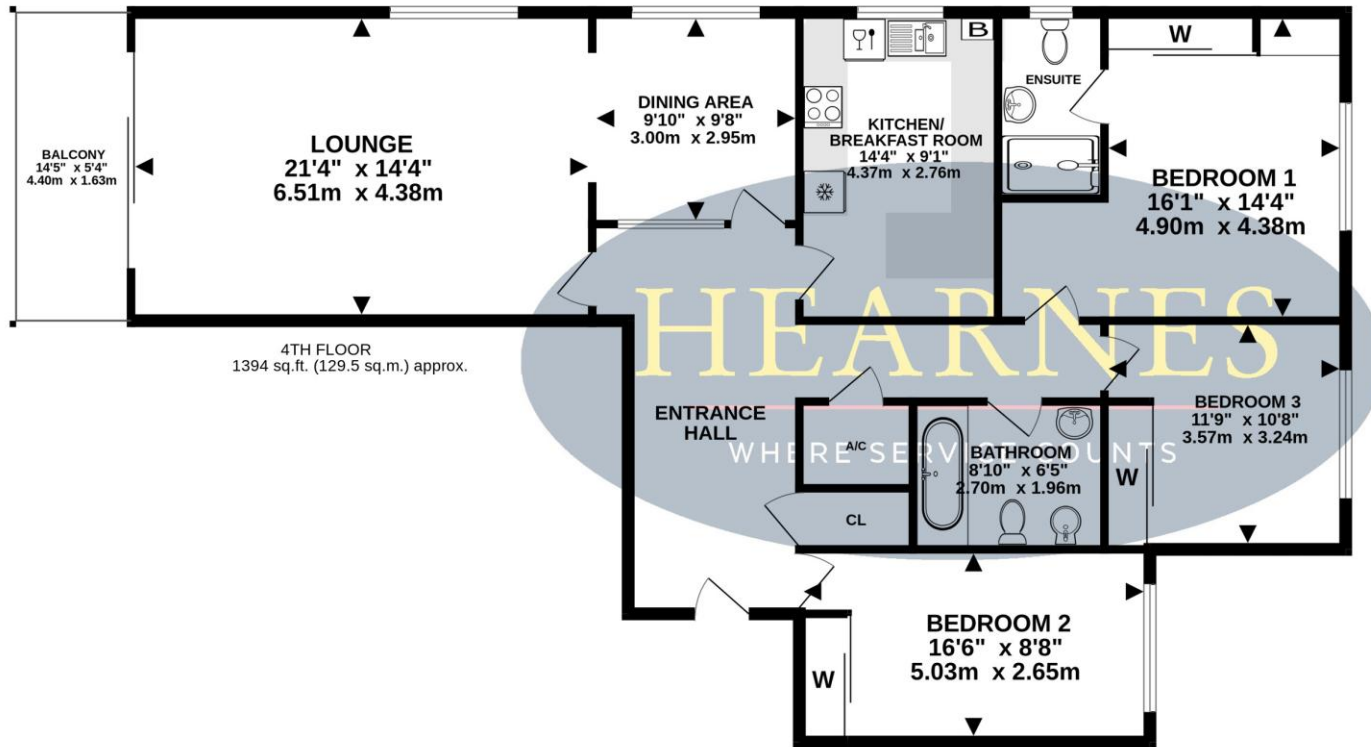




# INCLUDING OUTBUILDING AND BALCONY

TOTAL FLOOR AREA : 1660 sq.ft. (154.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**OUTBUILDINGS**  
267 sq.ft. (24.8 sq.m.) approx.









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