



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	80	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	

TOTAL FLOOR AREA: 1315 sq.ft. (122.1 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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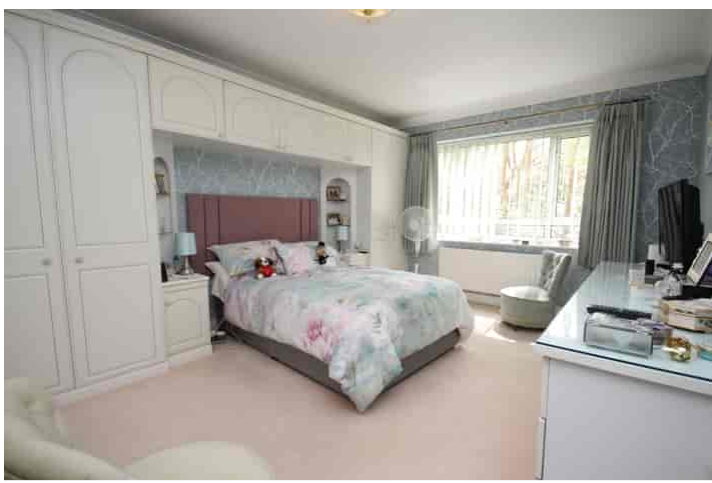
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## Flat 3, St James Court 26 The Avenue, BRANKSOME PARK BH13 6BF

£390,000

### The Property

Brown and Kay are pleased to market this extremely spacious three bedroom apartment situated in the highly sought after area of Branksome Park. The home occupies a first floor position and affords generous and well arranged accommodation and benefits from a spacious entrance hall, a large 'L' shaped lounge/dining room, a lovely enclosed balcony with two sets of doors to allow for an outdoor feeling, en-suite to the master bedroom, and a garage. Additionally, there is a share of the freehold and with no onward chain this would make a wonderful main home purchase or holiday home alike.

St James Court sits in this highly sought after location well placed for all the area has to offer. Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer is close to hand, as are bus services which operate to surrounding areas. Golden sandy beaches with miles upon miles of scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close by.

### COMMUNAL ENTRANCE HALL

Secure entry system, stairs or lift to the first floor.

### SPACIOUS ENTRANCE HALL

Storage cupboard, further cupboard housing tank and linen storage.

### LOUNGE/DINING ROOM

21' 3" x 20' 2" (6.48m x 6.15m) max. A generous 'L' shaped room with double glazed windows to the front and side, three radiators, fireplace with matching hearth and mantel, double glazed door to enclosed balcony.

### ENCLOSED BALCONY

With two sets of opening doors to create the feeling of outdoor living.

### KITCHEN/BREAKFAST ROOM

11' 3" x 9' 0" (3.43m x 2.74m) Double glazed window, excellent range of wall and base units, work surface with inset gas hob, unit housing Neff oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, breakfast bar/table, radiator.

### BEDROOM ONE

21' 11" max in to door recess x 11' 4" (6.68m x 3.45m) including wardrobes. Double glazed window with pleasant outlook, radiator, extensive range of built-in wardrobes including two double sets with up and over storage, bedside cabinets and two single plus further double robe.

### EN-SUITE

8' 1" x 5' 1" (2.46m x 1.55m) Shower cubicle with wall mounted shower, inset flush w.c., wash hand basin and vanity unit, heated towel rail, tiled walls and flooring.

### BEDROOM TWO

11' 4" x 9' 10" (3.45m x 3.00m) Double glazed window, radiator, two sets of double wardrobes.

### BEDROOM THREE

11' 3" x 7' 8" (3.43m x 2.34m) Double glazed window, built-in double wardrobe, radiator.

### BATHROOM

7' 4" x 6' 6" (2.24m x 1.98m) Double glazed window, panelled bath with mixer taps and shower attachment, wash hand basin inset in to vanity unit, inset flush w.c. Heated towel rail, tiled walls.

### OUTSIDE

St James Court sits in beautifully maintained communal gardens which are laid to lawn with shrub beds and borders.

### GARAGE

A garage is conveyed with the property.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 977 years remaining  
Maintenance - £2,276.94 including water and sewerage (half yearly service charge)  
Management Agent - 26 The Avenue Management Company Ltd

### COUNCIL TAX - BAND F