

Kingsgate, 7 The Avenue,
Branksome Park, BH13 6AE

Guide Price £399,950





Property Summary

An elegant and stylish top floor apartment offering an abundance of light overlooking the greenery of Branksome Park. Offering two double bedrooms, open entrance hall with generous living accommodation, garage and West facing balcony.



Key Features

- Tastefully upgraded top floor apartment
- Two double bedrooms
- Open plan living/dining room
- Kitchen with integrated appliances
- West facing balcony
- Offering an abundance of light
- Lift access
- Garage in block
- Situated in the ever popular Branksome Park location



About the Property

This beautiful top floor apartment has been upgraded throughout by the current seller to give a modern contemporary feel. Finished to an exceptional standard.

Driveway leading into the development with visitor parking and access to the block of garages. Intercom system allowing access into the building with lift or staircase to the fifth floor. The entrance hall opens out offering an abundance of light with doors leading onto the principle accommodation.

The kitchen has a range of eye and low level cupboards with Quartz worktops. Integrated appliances including Neff oven and built in microwave, Neff five zone induction hob with built in extractor, Bosch washing machine, dishwasher and tall fridge/freezer. The living/dining room is an ideal entertaining space with dual South and West facing aspect with sliding doors leading onto the West facing balcony. There are two double bedrooms, the master offering fitted wardrobes. The shower room completes the accommodation with part tiled walls and three piece suite comprising WC, wash hand basin with vanity unit under and large walk in shower room.

Tenure: Share of Freehold

Service Charge: £292 per month (£3,504 per annum) which includes water and sewage.

We have been advised that pets and holiday lets are not permitted.

Council Tax Band D

TOP FLOOR
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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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About the Location

Situated in an extremely desirable location on The Avenue, Branksome Park, conveniently located close to the award winning blue flag beaches at Branksome Chine and Sandbanks. Also within a level walk to Westbourne village which hosts a range of amenities including boutiques, bars, restaurants, cafes, Marks and Spencers foodhall and many others. Great transport links including regular bus routes, Branksome train station with links to Weymouth and London Waterloo and easy access onto the Wessex Way

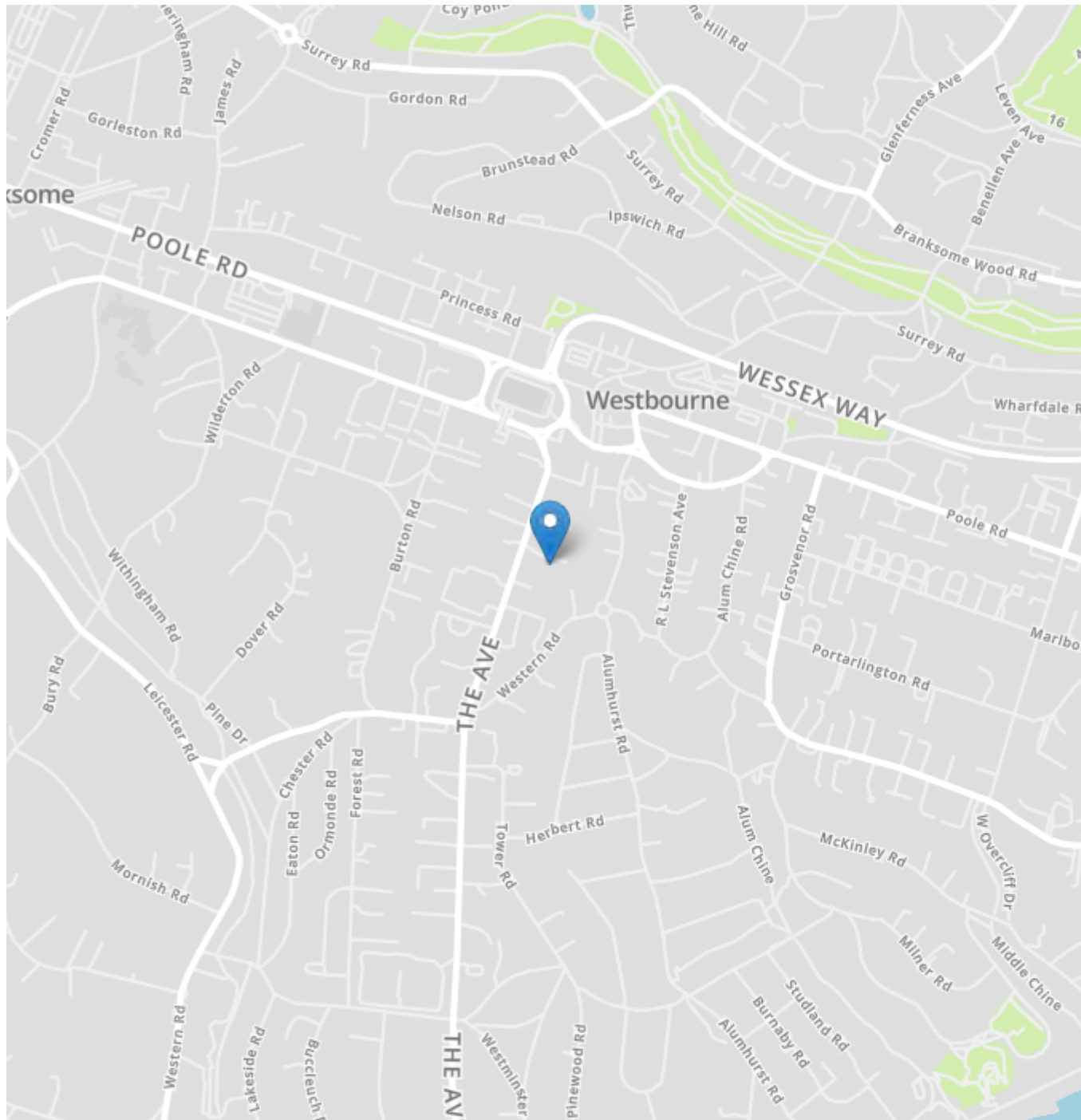


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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