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**Flat 12 Woodhouse, 10 The Avenue, Branksome  
Park, Poole, Dorset, BH13 6AG**



# Flat 12 Woodhouse, 10 The Avenue, Branksome Park, Poole, Dorset, BH13 6AG

## SHARE OF FREEHOLD PRICE £400,000

A fabulous spacious 3 double bedroom, 2 reception room, third floor apartment set in a desirable development with balcony, lift, garage and only moments from Westbourne. With accommodation of over 1500 sq ft, the flat enjoys a wonderful aspect with a southerly facing balcony and main reception areas on the west elevation. The flat offers a generous entrance hall, dual aspect lounge with separate dining area, all bedrooms with fitted wardrobes, en-suite shower room, 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 set over 6 floors. There is an entry phone system, attractive entrance and communal areas, a passenger lift to all floors and visitor parking. Woodhouse is nestled amidst beautiful grounds on a generous plot with mature and well maintained gardens, only moments from Westbourne.

- Generous second floor apartment with over 1500 sqft of accommodation
- 3 double bedrooms with built in wardrobes and 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 and fitted with 4 ring gas hob, double oven, extractor, space for fridge/freezer, dishwasher and washing machine
- Generous entrance hall with 2 deep storage cupboards
- Modern, fully tiled family bathroom with shower over the bath, wash basin and wc
- Gas central heating and double glazing throughout
- Entryphone system and passenger lifts serving all floors
- Garage 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.

Maintenance: £3600 Per annum

Ground Rent: 0

COUNCIL TAX BAND: F

EPC RATE: C

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









# INCLUDING GARAGE

TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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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