

TO LET

Flat 8, 56 The Avenue, Poole,
Dorset BH13 6LW



PHILIPPA SOLE



£2,650 pcm

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200m from Branksome Beach & Winter Sea Views

Two spacious double bedrooms

Secure underground parking

Open-plan living area with tiled flooring

High-spec Abitalia designed kitchen

Private balcony with porcelain tiles

Council Tax Band F - £3102.3

About this property


An exceptional first-floor apartment with two double bedrooms, luxury wardrobes, a stunning Abitalia-designed kitchen, open-plan living area, private balcony, fully tiled bathrooms with premium finishes, secure underground parking, and is fully furnished. Located just 200 meters from the beach.

This luxurious first-floor apartment offers two spacious double bedrooms, finished to an extraordinary standard and enhanced with high-quality design features throughout. The elegant living space is perfect for discerning buyers seeking a home that combines style and comfort. The open-plan living and dining area has been beautifully designed with tiled flooring throughout the apartment with luxury carpet in the bedrooms, creating a warm and welcoming atmosphere. A built-in television display shelf adds to the modern aesthetic, and the space opens out to a private balcony fitted with porcelain tiles and privacy glass and views from the living room and balcony during the winter months. This peaceful outdoor retreat can be accessed from both the living area and the principal bedroom, allowing for a seamless indoor-outdoor flow and providing a private space to relax and enjoy the surroundings. The apartment features a high-specification Abitalia-designed kitchen with porcelain worktops, a waste disposal unit and a range of integrated appliances, meticulously designed for both functionality and style. Both bedrooms are generously sized, offering luxury freestanding wardrobes for ample storage. The principal bedroom suite is a serene and comfortable retreat, ideal for unwinding after a long day. The main bathroom is fully tiled, with a bath and shower overhead. High-quality finishes, including exceptional tiling and mood lighting, create a luxurious and calming environment.

Practicality meets style in this well-designed apartment, which also includes a useful entrance cupboard. The property comes with beautifully selected furniture available by separate negotiation, as well as custom-designed curtains and blinds, all contributing to the apartment's sophisticated aesthetic. Additional features include underground parking.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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enquiries@philippasole.co.uk — www.philippasole.co.uk — 01202 747999