

**St. James Court, 26 The Avenue  
Branksome Park, Poole  
Dorset, BH13 6BF**



**A stylish and beautifully appointed three double bedroom apartment with an enclosed South facing balcony, enjoying delightful garden views, located in prestigious Branksome Park and is offered for sale with no forward chain.**

**Guide price £475,000 Share of Freehold**







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## Situation & Description

This stylish and elegant three bedroom second floor apartment is set on an exclusive development of just two blocks of twelve apartments and is approached by a long driveway, set in framed green views of the beautifully manicured gardens. The kitchen and bathrooms have been exquisitely refurbished to an exceptional standard, creating a classic, yet traditional feel and has been designed with lifestyle in mind. The apartment is offered for sale with no forward chain.

Much of Branksome Park falls within conservation areas, as well as low density housing areas. Undoubtedly one of the most exclusive enclaves of Poole, known for its luxury houses set in spacious grounds and for exclusive apartment blocks which are largely concentrated in specific areas of East & West of The Avenue. The apartment is located a short walk from the award-winning Blue Flag beaches, as well as the Vibrant Westbourne Village.

The main entrance is entry phone protected for the residents privacy and security. The communal entrance hall has been beautifully refurbished, providing a warm and welcoming atmosphere. The apartment can be approached by passenger lift or staircase. The private door leads into a splendid and spacious reception hall. It creates an excellent first impression, with all principle rooms leading off. There are useful built-in storage cupboards.

An attractive part glazed door leads into the elegant sitting/dining room. Focal point. This room enjoys delightful views overlooking the gardens. There is ample room for a dining table and chairs. Sliding patio doors leads into the enclosed sun balcony, enjoying a south facing aspect. This room is ideal for relaxing, dining entertaining or perhaps a hobbies room.

The kitchen is modern contemporary in style, with an excellent range of wall and floor mounted storage cupboards, with work surfaces over. Built in fan assisted oven and inset four ring gas hob with extractor hood above. There are various integrated appliances, as well as space for a dining table and chairs.

The principle bedroom enjoys delightful garden views. There is an excellent range of built-in floor to ceiling wardrobes, incorporating hanging and shelving space. This room also has the benefit of a luxuriously appointed bathroom en-suite.

There are two further double bedrooms, with one having floor to ceiling built in wardrobes. There is an additional spacious and luxuriously appointed fitted shower room, which services these two rooms.

The grounds are beautifully maintained, being mainly laid to lawn with numerous flower and shrub borders. The apartment also benefits from a private garage. There are ample visitors parking spaces. Viewing is highly recommended.

**Tenure - Share of Freehold**

**Service Charge - £2,800 per annum, of which £850 is allocated to the sinking fund yearly.**

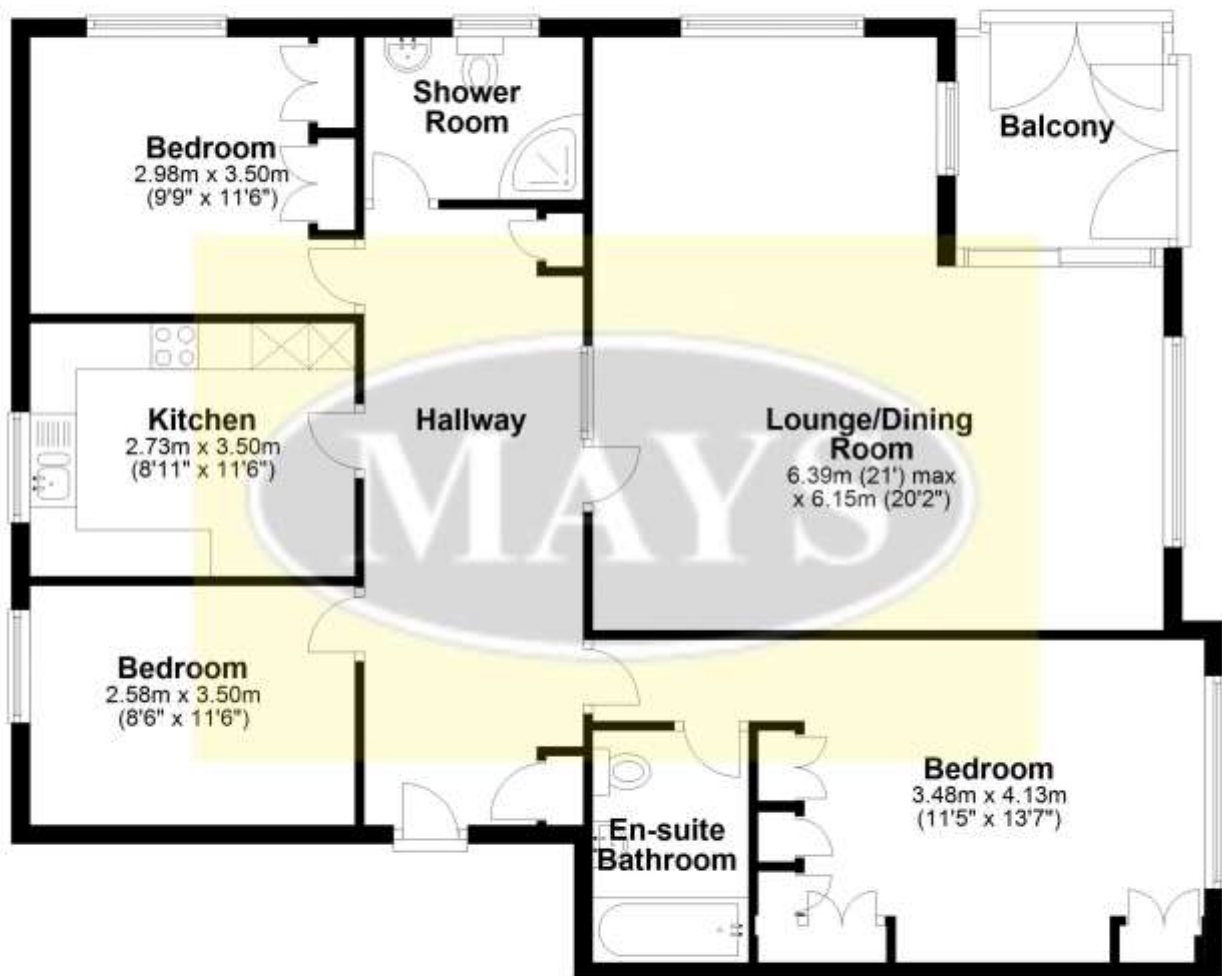
The service charge includes water & sewerage rates, building insurance, window cleaning, garden maintenance and upkeep of the communal areas.

**Council Tax Band F 2020-21 £2,622.95**

- A STYLISH SECOND FLOOR APARTMENT
- THREE DOUBLE BEDROOMS
- PRESTIGIOUS BRANKSOME PARK LOCATION
- SOUTH FACING ENCLOSED SUN BALCONY
- MODERN CONTEMPORARY KITCHEN
- IMPRESSIVE RECEPTION HALL
- PASSENGER LIFT
- DELIGHTFUL GARDEN VIEWS
- TWO LUXURIOUSLY APPOINTED BATHROOMS
- NO FORWARD CHAIN
- EXCELLENT STORAGE THROUGHOUT
- SHARE OF FREEHOLD
- GARAGE

## Floor Plan

Approx. 108.3 sq. metres (1165.4 sq. feet)



Total area: approx. 108.3 sq. metres (1165.4 sq. feet)

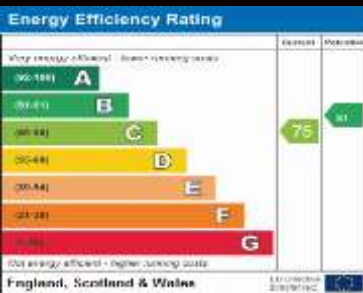
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Plan produced using PlanUp.







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**New Developments (where applicable)**

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4 Seamoor Road  
Westbourne, Bournemouth, Dorset  
TEL: 01202 757555

EMAIL: Bournemouth@maysestateagents.com

