

Flat 15 Chartwell, 8 The Avenue,
Poole, Dorset, BH13 6AG



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SHARE OF FREEHOLD PRICE £270,000

Excellent value for money is this spacious 2 double bedroom, fourth floor flat set in a well regarded development with balcony, lift, garage and only moments from Westbourne. This flat enjoys a wonderful aspect with sun throughout the day and into the evening from the west facing balcony that overlooks the delightful gardens. The bedrooms face east to enjoy the morning sun and the dual aspect lounge faces south and west, to enjoy the afternoon and evening sun. The flat is neat and tidy inside, however, may require some personalisation. It has double glazing, electric heating and the development has a share of the freehold. Set on a generous plot, Chartwell has well-kept gardens and several visitor parking spaces. The accommodation includes a good size entrance hall with storage cupboards, generous lounge/dining room, kitchen/breakfast room and shower room. The property is sold vacant with no onward chain

- 2 double bedroom fourth floor apartment set close to Westbourne
- Excellent value for money
- Westerly facing balcony with views over the rear communal gardens
- Bright and sunny flat with all rooms enjoying garden views to the front and rear
- Both bedrooms with built in wardrobes
- Shaker style kitchen with worktops over and fitted with integrated 4 ring electric hob, oven, extractor, dishwasher washer/dryer
- Dual aspect lounge/dining room
- Shower room with double walk in shower, wash basin and w.c
- Entryphone system and passenger lifts serving all floors
- Garage and visitor parking
- Vacant and sold with no forward chain
- 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

Chartwell enjoys a fabulous position, being at the top of The Avenue, moments from the shops at Westbourne. Located just 200 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 Charge: Approx. £4,555 per annum

Lease: 999 years from January 2014.

COUNCIL TAX BAND: D

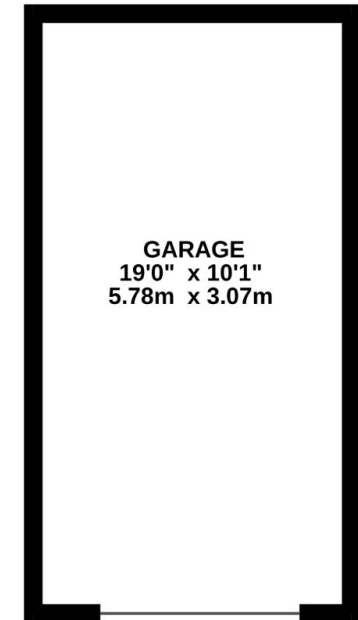
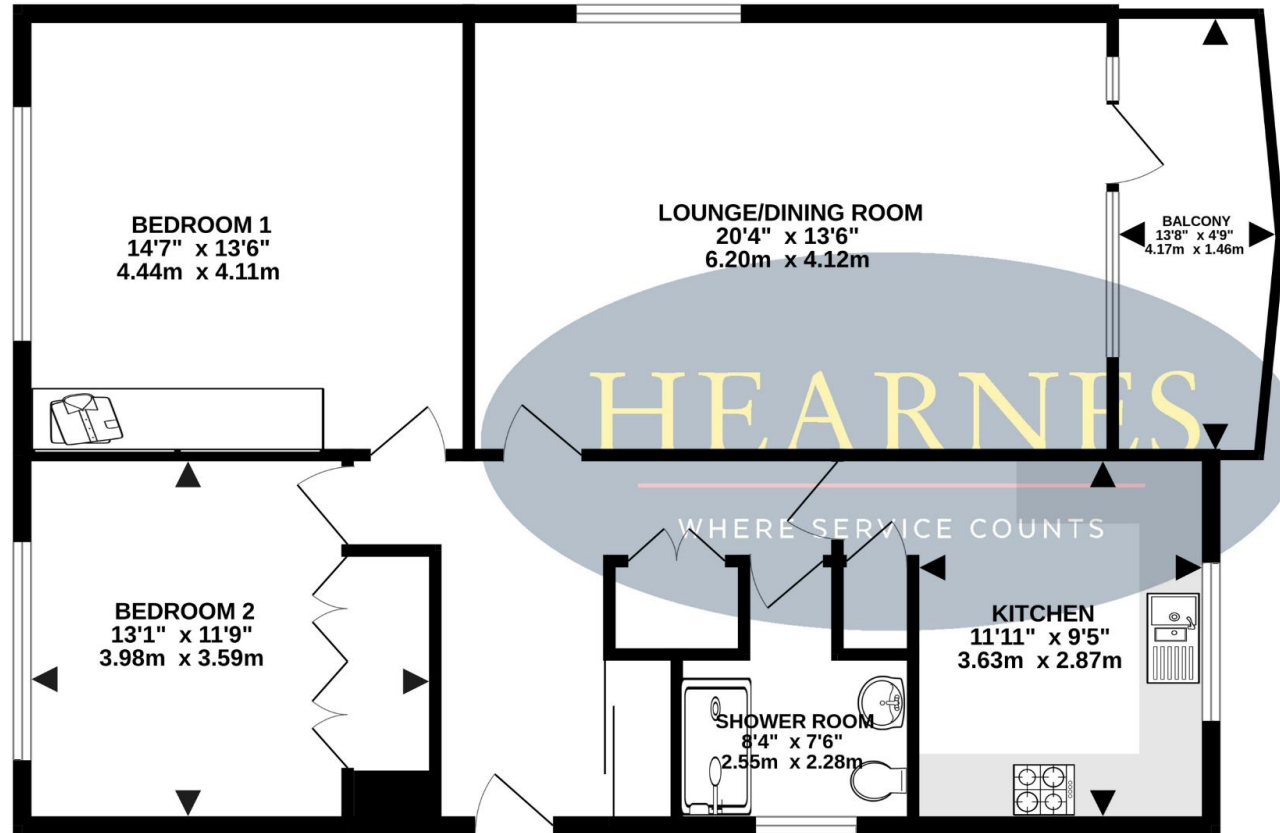
EPC RATE: C

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





986 sq.ft. (91.6 sq.m.) approx.

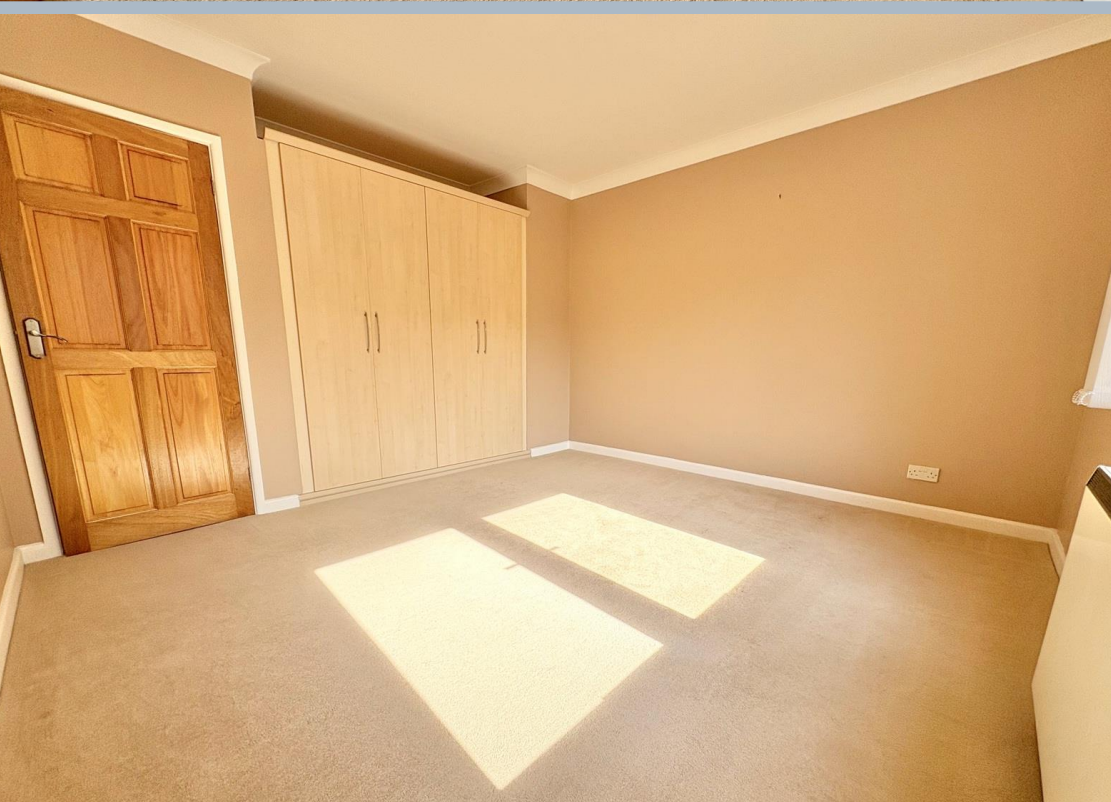


NOT LOCATED IN EXACT
POSITION
191 sq.ft. (17.7 sq.m.) approx.

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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