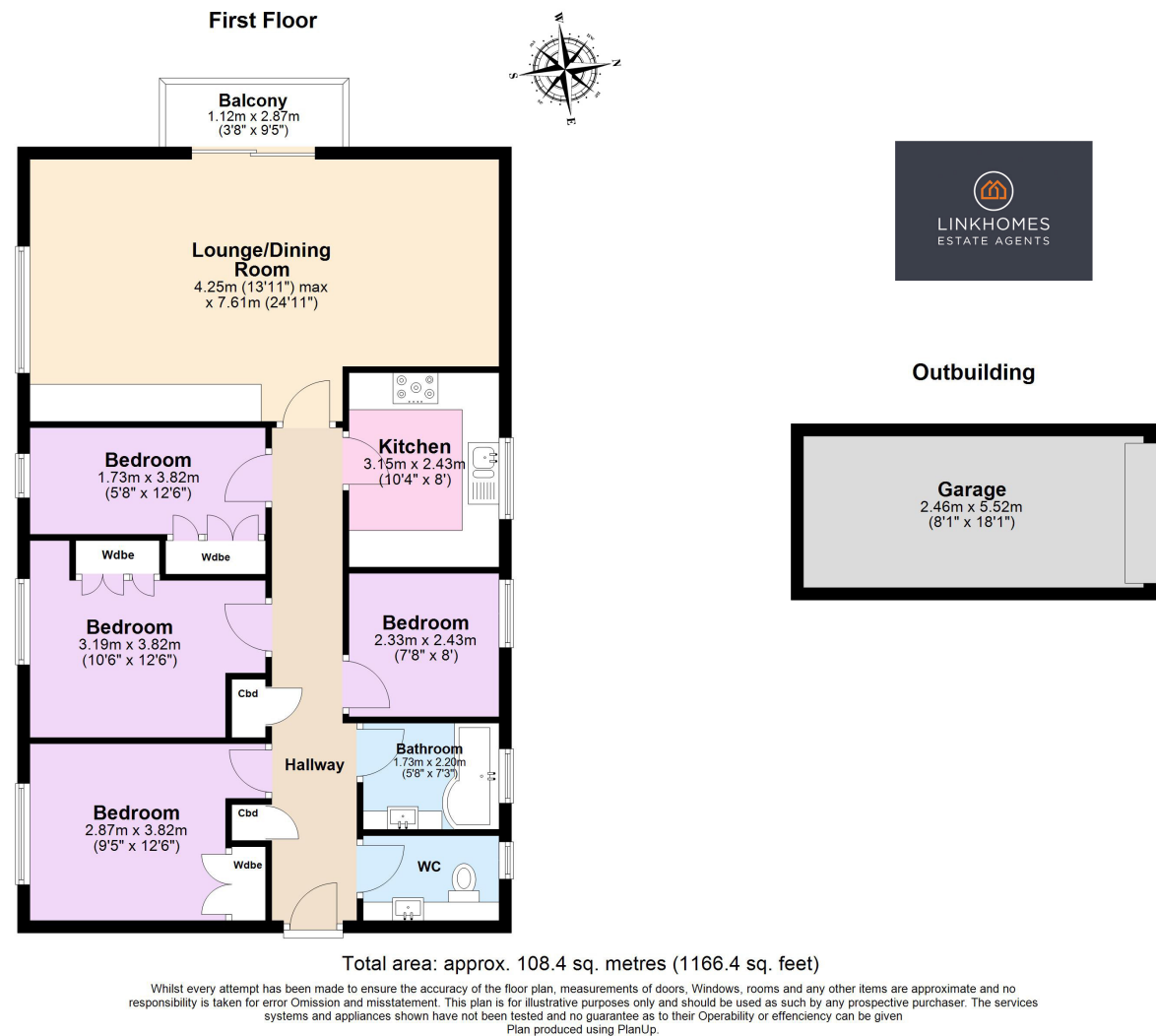


The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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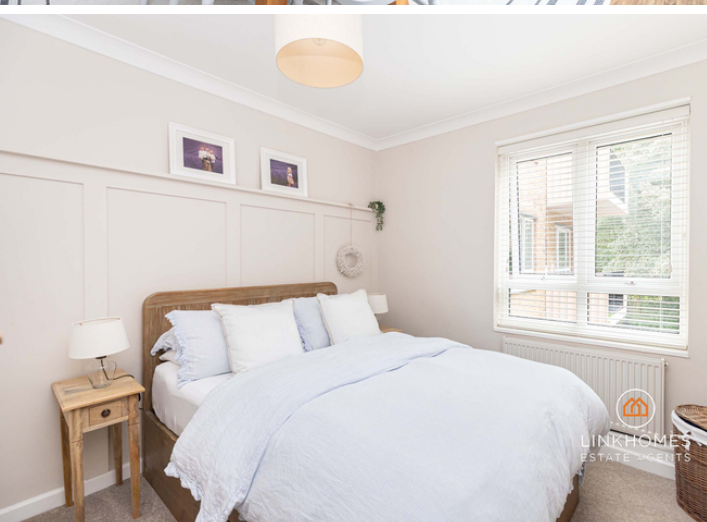



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Flat 4 Belvoir Park, The Avenue, Poole, Dorset, BH13 6AD
Guide Price £450,000

**** SITUATED IN THE PRESTIGIOUS BRANKSOME PARK LOCATION ** RECENTLY REFURBISHED ****
MINUTES FROM WESTBOURNE VILLAGE ** Link Homes Estate Agents are delighted to present for sale this four bedroom first floor apartment situated in the sought-after BH13 postcode. Recently renovated throughout and benefitting from an array of fine features including four bedrooms, a separate Shaker-style kitchen, an open-plan living room/dining room with direct access onto the balcony, a stylish bathroom suite, a separate WC and a single garage. This is a must-view to appreciate the position and accommodation on offer!

Situated on a tree-lined road, The Avenue is a popular location within close proximity of the Blue-Flag beaches at Branksome Chine and its popular restaurants such as 'Rockwater' overlooking the sea. Canford Cliffs Parade and the desirable Westbourne Village are both within walking distance from the property. The shores of Poole Harbour and the world-famous Sandbanks Peninsula are easily accessible by car or bicycle. The property has easy access to Bournemouth/Poole town centres and Branksome Train Station, with its direct links to London Waterloo taking approximately 2 hours and 10 minutes. A truly great location!



First Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, two storage cupboards, entry phone system, feature panelling, radiator, power points and Kamdean flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, longline wall mounted radiators, aluminium sliding doors to the front aspect opening onto the balcony, UPVC double glazed windows to the side aspect, power points, television point, fitted storage and shelving and Kamdean flooring.

Shaker Style Kitchen

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the side aspect, wall and base fitted units, cupboard with the 'Glow Worm' combination boiler enclosed, space for a washing machine, space for a tumble dryer, fitted double oven, integrated dishwasher, 'Lamona' five ring gas hob with stainless steel extractor fan above, tiled splash back, feature undercounter lighting, one and a half bowl butler sink with drainer, power points and Kamdean flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, double built-in wardrobe, feature panelling, power points, television point and carpeted flooring.

Bedroom Two

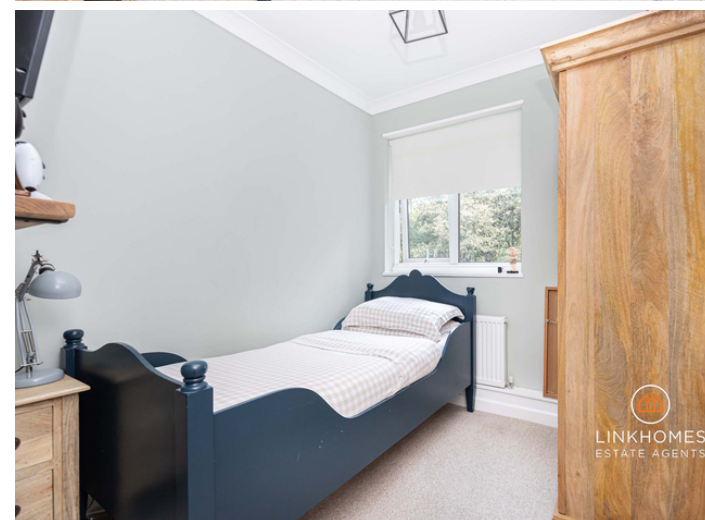
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points, triple fitted wardrobes and carpeted flooring.

Bedroom Four

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, tiled bath with waterfall shower, glass shower screen and extra shower head, feature sink with under storage, part tiled walls, stainless steel heated towel rail and tiled flooring.

Separate W/C

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, toilet, feature sink with under storage, cupboard with the consumer unit enclosed, two stainless steel heated towel rails, part tiled walls and tiled flooring.

Outside

Garage

Garage in a block with an up and over door and power.

Parking

First come, first serve basis.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: Approximately 140 years remaining
Ground Rent: £25 per annum.
Service Charge: £1,320 per annum, a £50 payment is made to the Belvoir committee fund.
Managing Agents: Freshwater Highdom Management
Rentals are permitted, subject to permission from the Managing Agent.
Holiday lets are not permitted.
Pets are not permitted.
EPC Rating: C
Council Tax Band: D - Approximately £2,254.94 per annum.

Stamp Duty

First Time Buyer: £7,500
Moving Home: £12,500
Additional Property: £35,000