



Total Area: 94.8 m<sup>2</sup> ... 1020 ft<sup>2</sup> (excluding patio area, garage)  
 All measurements are approximate and for display purposes only



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 ESTATE AGENTS



**Flat 1, 7 Kingsgate, The Avenue, Poole, Dorset, BH13 6AE**  
**Guide Price £380,000**

**\*\* SITUATED IN THE PRESTIGIOUS BRANKSOME PARK LOCATION \*\* HIGH SPECIFICATION \*\*** Link Homes Estate Agents are delighted to present for sale this stunning two bedroom garden apartment situated in the heart of BH13. This well-presented apartment benefits from an array of standout features including two double bedrooms, with bedroom one offering built-in triple wardrobes, drawers and a feature basin, a open plan lounge/dining room with direct access onto the private patio area, a separate shaker-style kitchen with integrated appliances and quartz worktops, a stylish bathroom suite, a bright and airy entrance hall with a feature glass wall, a single garage and a share of the freehold. This is a must-view to appreciate the charm and wealth of space this property has to 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!

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.





## Ground Floor

### Entrance Hall

Coved and smooth set ceiling, ceiling lights, smoke alarm, entry-phone system, front door, radiator, power points, storage cupboard housing the boiler with shelving, glass double doors leading to the living room, feature glass wall and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling lights, smoke alarm, double-glazed UPVC windows to the side aspect, storage cupboard housing the consumer unit, base mounted units and longline storage units, integrated dishwasher, integrated longline fridge/freezer, integrated Lamona oven, radiator, Quartz worktops and splashback, Lamona induction hob, wine rack, power points, one and half bowl butler sink with mixer tap and laminate flooring.

### Living Room/Diner

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC windows to the side aspect, double-glazed UPVC sliding doors to the rear aspect, radiators, power points, television points, wall lights and laminate flooring.

### Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, built-in triple wardrobes and drawers, built-in base mounted units with feature sink and tiled splashback, power points, television point, radiator and laminate flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, double-glazed UPVC window to side aspect, radiator, power points and laminate flooring.

### Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, partially-tiled, panelled bath with waterfall shower, extra shower head and glass shower screen, wall-mounted sink with under-storage, radiator, towel rail and lino flooring.



### Cloakroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, wall-mounted sink with tiled splashback, toilet, radiator and laminate flooring.

## Outside

### Patio

Private and sheltered patio overlooking the communal lawns and surrounding shrubbery.

### Garage/parking

Single garage with an up and over door with space to park one vehicle.

## Useful Information

### Agent's Notes

Tenure: Share of Freehold

Lease Length: Approximately 953 Years Remaining.

Ground Rent: £0

Service Charge: £3,100 per annum includes buildings insurance, lifts maintenance, window cleaning, gardening and tree maintenance, communal electricity and water and a sinking fund contribution.

Managing Agent: Owens & Porter

EPC: D

Council Tax Band: D - Approximately £2,147.75 per annum

Pets are not permitted.

Long term rentals are permitted.

Holiday lets are not permitted.

Kingsgate benefits from 8 visitor parking spaces.

### Stamp Duty

First Time Buyer: £0

Moving Home: £6,500

Additional Property: £17,900