



HEARNES

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**Flat 30 Avenue Court, 18-20 The Avenue,
Branksome Park, Dorset BH13 6AH**

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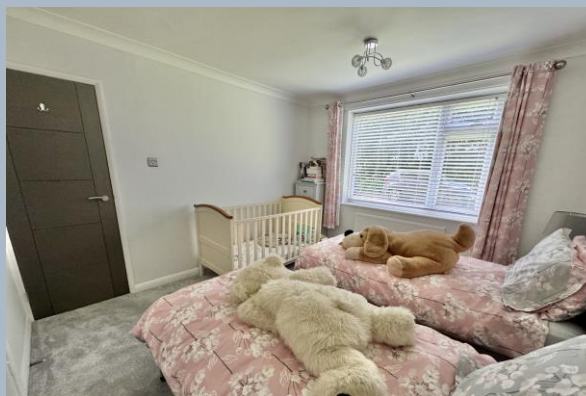
Share of Freehold Guide Price £695,000

A beautifully appointed 3/4 double bedroom, ground floor apartment offering 1725 square feet of accommodation and being a level walk to Westbourne, which is approximately 600 yards away. This spacious apartment has been recently refurbished throughout to a high specification and offers flexible accommodation with excellent size rooms and 2 patios with direct access onto the beautifully tended gardens. The property has a fully fitted kitchen with integrated appliances, luxury bathroom and shower room and a separate cloakroom/utility room with space and plumbing for a washing machine and tumble dryer. The flat has been transformed throughout by the current owners with new fittings, redecoration along with new flooring, doors and also has gas central heating and double glazing. The layout would also work well if someone had a live in carer, as one of the bedrooms is set apart from the others and the apartment has been designed wheelchair friendly. Avenue Court is a development of 3 separate blocks, set around beautifully tended central gardens, with a security entryphone system and lifts servicing all floors. Externally the property comes with a single garage and there are a generous number of communal parking bays.

- Beautifully renovated 3/4 double bedroom ground floor apartment within walking distance of Westbourne just 600 yards away
- Now vacant and available immediately with no chain!
- Spacious and versatile accommodation of 1725 sq ft
- 2 private terraces that have direct access onto the lawned gardens
- Stylish kitchen with floor to ceiling handleless pale green units with white moulded work tops over to form a breakfast bar and integrated appliances to include a Zanussi double oven, full height fridge and separate freezer, AEG microwave, Electrolux dishwasher, 'Stoves' 5 ring gas hob with extractor
- Generous lounge open plan to the separate dining area with views over gardens
- Bedroom one with extensive fitted wardrobes to one wall
- 3 further bedrooms, or flexible to use as a further reception room/sung/office. Bedroom four has the option to use as a guest bedroom/carers room, offering extra privacy
- Luxury fully tiled bathroom with stylish freestanding bath with central taps: further shower room with walk in shower, both with feature wash basins; additional cloakroom/utility room
- Double glazed windows and fitted blinds, carpets and light fittings included
- Private garage with power, and generous communal parking areas.
- Beautifully tended gardens
- Set within 600 yards of Westbourne Village and approximately one mile from the beach and sea at Branksome Chine

Avenue Ct is situated on this beautiful tree lined avenue, approximately one mile from the award winning Branksome Beach and approximately quarter of a mile from Westbourne, with its range of shops, restaurants, bars, and facilities to include a doctor's surgery, dentist, churches, post office and library. It is convenient for both Poole and Bournemouth town centres, as well as Canford Cliffs village and mainline rail station at Branksome. There are also excellent bus services from Westbourne to Poole, Bournemouth and onwards, including the National Express to Heathrow and Victoria. Nearby leisure facilities include Parkstone Golf Course and various marinas on Poole Harbour.

Share of freehold: 999 years from 1970 Maintenance charges: £3000 per annum
COUNCIL TAX BAND: F EPC RATE: C

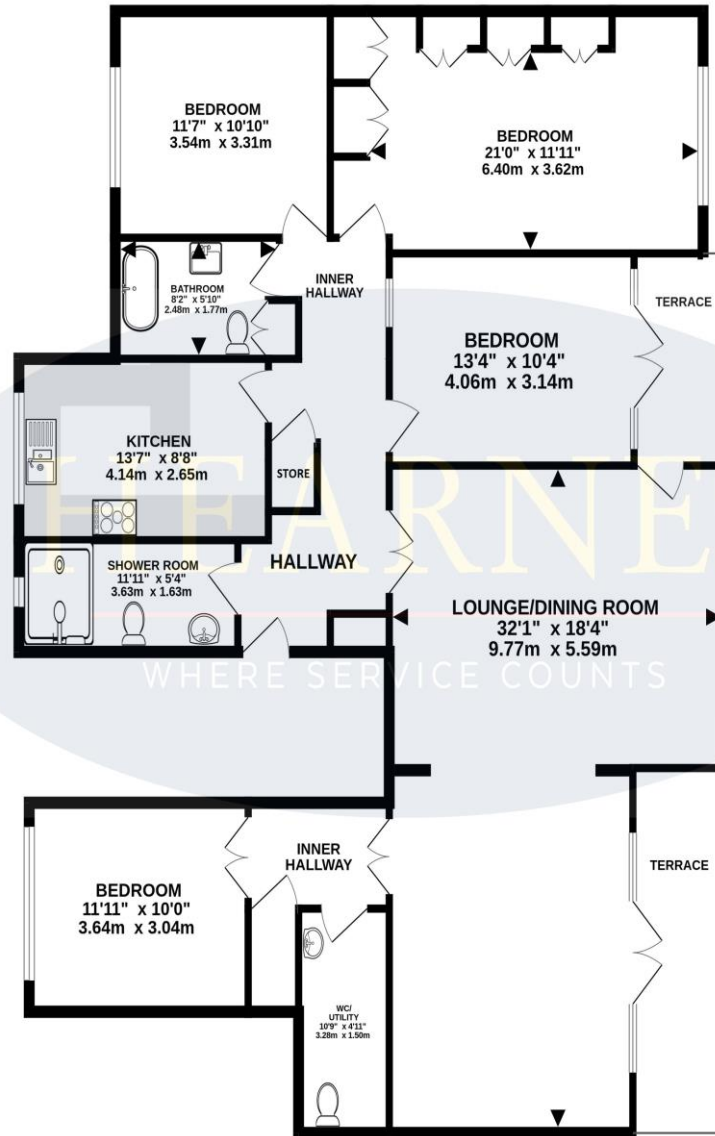




TOTAL FLOOR AREA : 1725 sq.ft. (160.3 sq.m.) approx.

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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GROUND FLOOR
1725 sq.ft. (160.3 sq.m.) approx.





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