



Flat 2 Teak House, 37 The Avenue, Branksome Park BH13 6LJ  
£775,000 Leasehold









**\*\*STUNNING COMMUNAL GROUNDS\*\* A SPACIOUS FIRST FLOOR APARTMENT boasting THREE DOUBLE BEDROOMS and SEA VIEWS. The property is conveyed with a GARAGE & OFF ROAD PARKING.**

- FIRST FLOOR APARTMENT WITH SEA GLIMPSES
- THREE BEDROOMS
- GARAGE AND PARKING
- ENCLOSED BALCONY
- CHARACTER BUILDING
- WELL MANICURED COMMUNAL GARDENS

#### **Branksome Park**

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

#### **Property Comprises**

Teak House Development was originally built in 1899 designed by Voyce who was renowned as an architect of several country houses in England in the 19th Century and tastefully converted to four luxury residential properties. This unique apartment offers commanding views of Poole Bay, Isle of Purbeck, and Old Harry Rocks. Set in a plot of over 2 acres it provides a perfect combination of beautiful idyllic gardens and yet is only a stone's throw from Branksome Beach and Bournemouth Blue Flag award winning beachfront. The views from apartment are breath taking and property provides a feeling of privacy and safety with security access system to the property.

The property offers over 1,400 Sq Ft of spacious accommodation. From first stepping into the apartment there is a real feeling of space with natural light flooding into the property. The apartment comprises of three large double bedrooms, extensive dual aspect living room with feature fireplace, separate fitted kitchen/breakfast room, two bathrooms and loggia, views over Poole Bay towards Old Harry Rocks. The principle rooms enjoy impressive views over the picturesque rear gardens and Poole Bay beyond.

Apartment Two Teak House is accessed via secure electric gates leading to the driveway affording access to a garage for the apartment and provides designated off-road secure parking, plus visitor parking is also available within the development. The apartment is serviced by a communal entrance lobby which is accessed via a security system. External rear gardens are substantial benefitting from the use of large serviced communal scenic gardens laid to lawn with mature shrubs and trees with private pathway to a gate that opens out onto Westminster Road from there a short walk to Branksome Beach.

Tenure Leasehold 850 Years Remaining

Peppercorn ground rent

Service Charge £3000 Per Year including building insurance.

Council Tax Band F





All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Energy Efficiency Rating: <b>69</b> Energy Performance Certificate (EPC) Rating: <b>69</b>	Environmental Impact (CO <sub>2</sub> ) Rating: <b>75</b> Environmental Impact Certificate (EIC) Rating: <b>75</b>
<small>Any energy related - smart metering tools</small> <small>Client: [Redacted]</small> <small>Drawn: [Redacted]</small>	

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