



Flat 6, Beach Breeze 38A The Avenue, Poole BH13 6FG  
£490,000 Share of Freehold





**\*\*IMMACULATEDLY PRESENTED\*\* A FIRST FLOOR THREE BEDROOM apartment situated only a short walk from BRANKSOME CHINE BEACH. The property benefits from parking, OPEN PLAN LIVING and a BALCONY.**

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- VENDOR SUITED
- LARGE OPEN PLAN LIVING AREA
- BALCONY AND PARKING
- WALKING DISTANCE TO THE BEACH

### **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**

An immaculately presented first floor apartment situated in a recently constructed buildings. As you enter the apartment you are greeted by a spacious entrance hall leading to all principle rooms.

The open plan living, kitchen, dining room is a particular feature of the apartment with the kitchen benefiting from a breakfast bar, integrated appliances and ample storage. The living area offers bright and spacious accommodation as well as access to a balcony, which is accessed via double sliding doors.

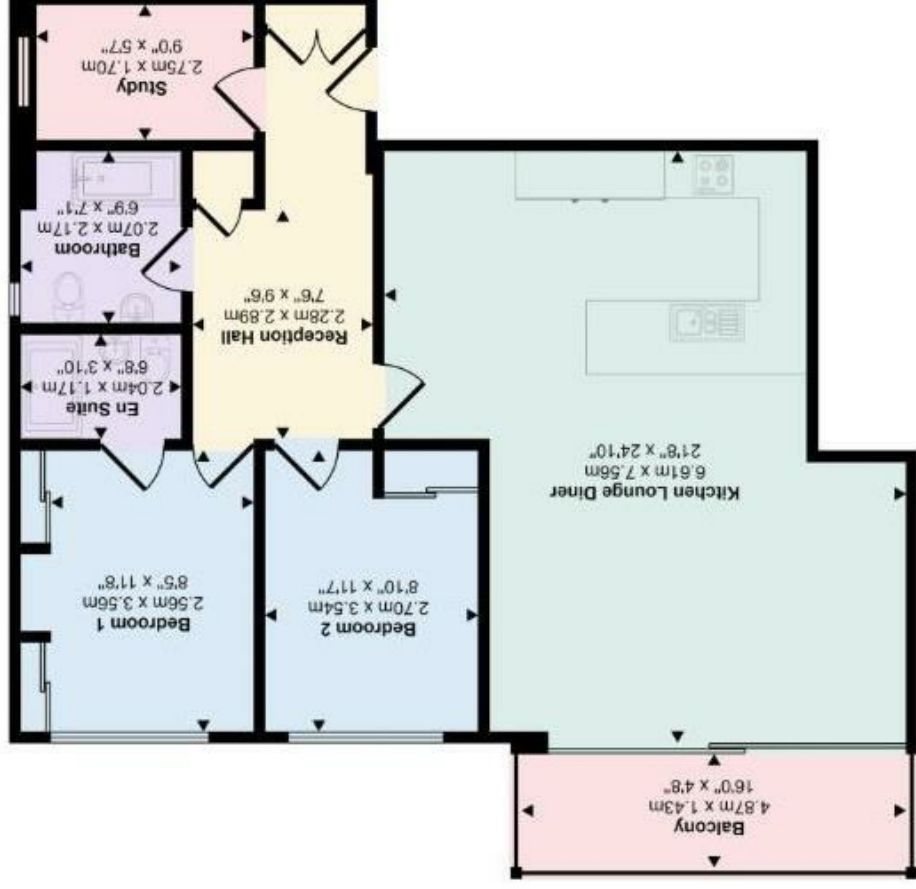
The apartment has three bedrooms, two of which are doubles and have built-in wardrobes - the main bedroom also has an en-suite shower room. The third bedroom would work as a great home office or guest bedroom. There is a further family bathroom to include a bath with shower over, WC and wash hand basin.

The property offers an allocated parking space along with additional visitor parking. Other features include underfloor heating, double glazing, and the remaining term of the builder's warranty. We have been informed that pets are permitted with prior approval.





Approx Gross Internal Area  
85 sq m / 917 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 purchasers 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.

Energy Efficiency Rating	
Energy Performance	Very Energy Efficient - near-minimal costs
Climate Change	Very Low

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact	Very Low
Climate Change	Very Low