



Flat 10 Beach Breeze 38a The Avenue, Poole BH13 6FG
Guide Price £500,000 Share of Freehold





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

A perfect main or lock up and leave holiday home, Flat 10 is situated on the top (2nd) floor and is offered for sale in pristine condition with no forward chain.

Internally the property comes with two double bedrooms and a single bedroom, an ideal study for those who work from home. There are two stylish shower rooms with contemporary Porcelanosa tiling and wall hung sanitary ware with ample toiletries storage.

The open plan living area is both light and bright and the handle-less kitchen is finished in matt with stone worktops and plenty of storage. There are a host of integrated appliances to include fridge freezer, two ovens, washing machine, wine chiller and dishwasher. Large sliding doors give access to the spacious balcony with a pleasant outlook.

The property comes with a share in the freehold and benefits from the balance of the 10 year building guarantee, underfloor heating and allocated parking. There is plenty of visitors parking within the development and owners have access to an outside communal storage area/cycle store.

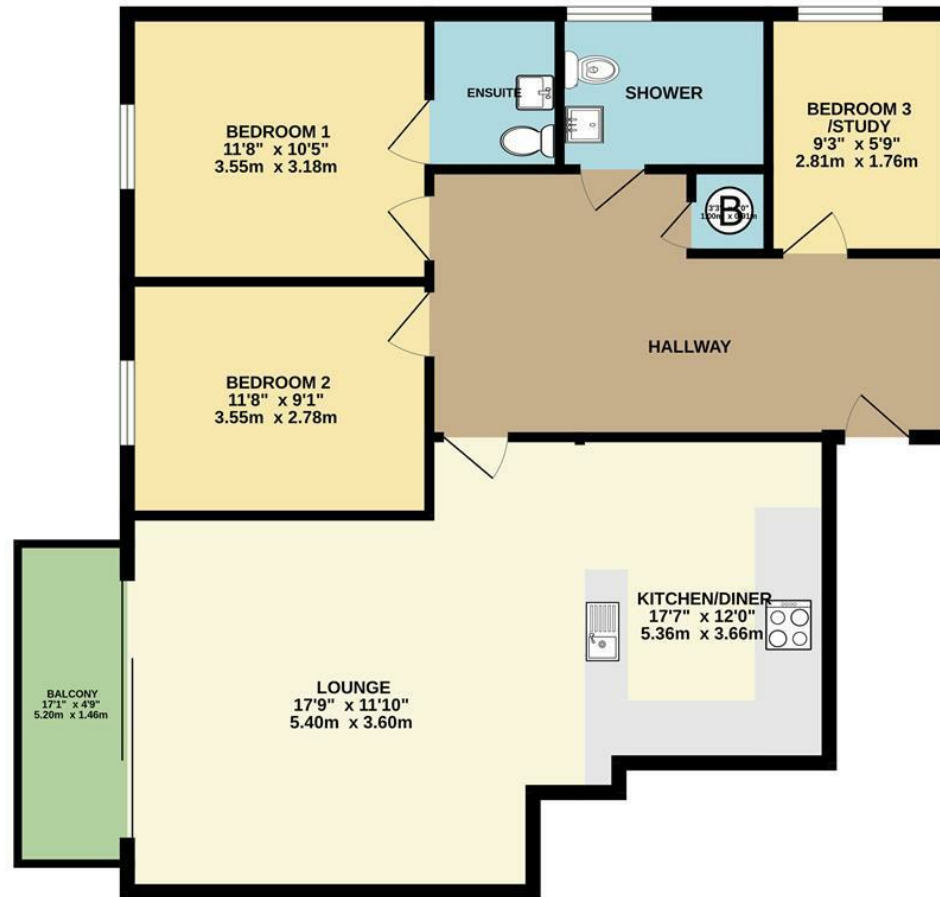
Maintenance approximately £1,600 per annum

Tenure

Tenure: Share of Freehold
Maintenance: £1600 per annum
Post Code: BH13 6FG
Council Tax Band: E 2024



SECOND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq. ft. (86.0 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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Key Drummond

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All room dimensions given above are approximate measurements

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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.

