



13 The Avenue, Poole BH13 6EZ  
£425,000 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**

Positioned on the fourth floor of a well-regarded development in the heart of Branksome Park, this well-proportioned apartment offers approximately 92.5 sq m (996 sq ft) of bright, functional living space.

The property is centred around a generous 22ft living room with a Lamco fitted TV unit, providing ample space for both living and dining, with direct access to a private balcony. A separate, well-appointed kitchen sits just off the living area, offering a practical layout with good storage and worktop space.

There are two double bedrooms, both well sized with Lamco fitted wardrobes. The principal bedroom benefits from an en-suite shower room and separate family bathroom serves the second bedroom and guests. The apartment is well laid out, with a defined entrance hall providing good separation between living and sleeping accommodation.

Set along The Avenue, one of Branksome Park's most desirable addresses, the property is ideally placed for Branksome Chine, the beaches, Westbourne Village and local transport links, making it suitable as a main residence, second home or investment. The apartment also recently installed new fire doors throughout.

A well-balanced apartment in a prime location, offering space, light and convenience in equal measure.

There is a single garage with electric up 7 over door which power and light with ample space for storage along with parking for 1 car.

### **Maintenance Details**

Lease: 999 years from 1980 (953 years remaining)

Maintenance: £3,500

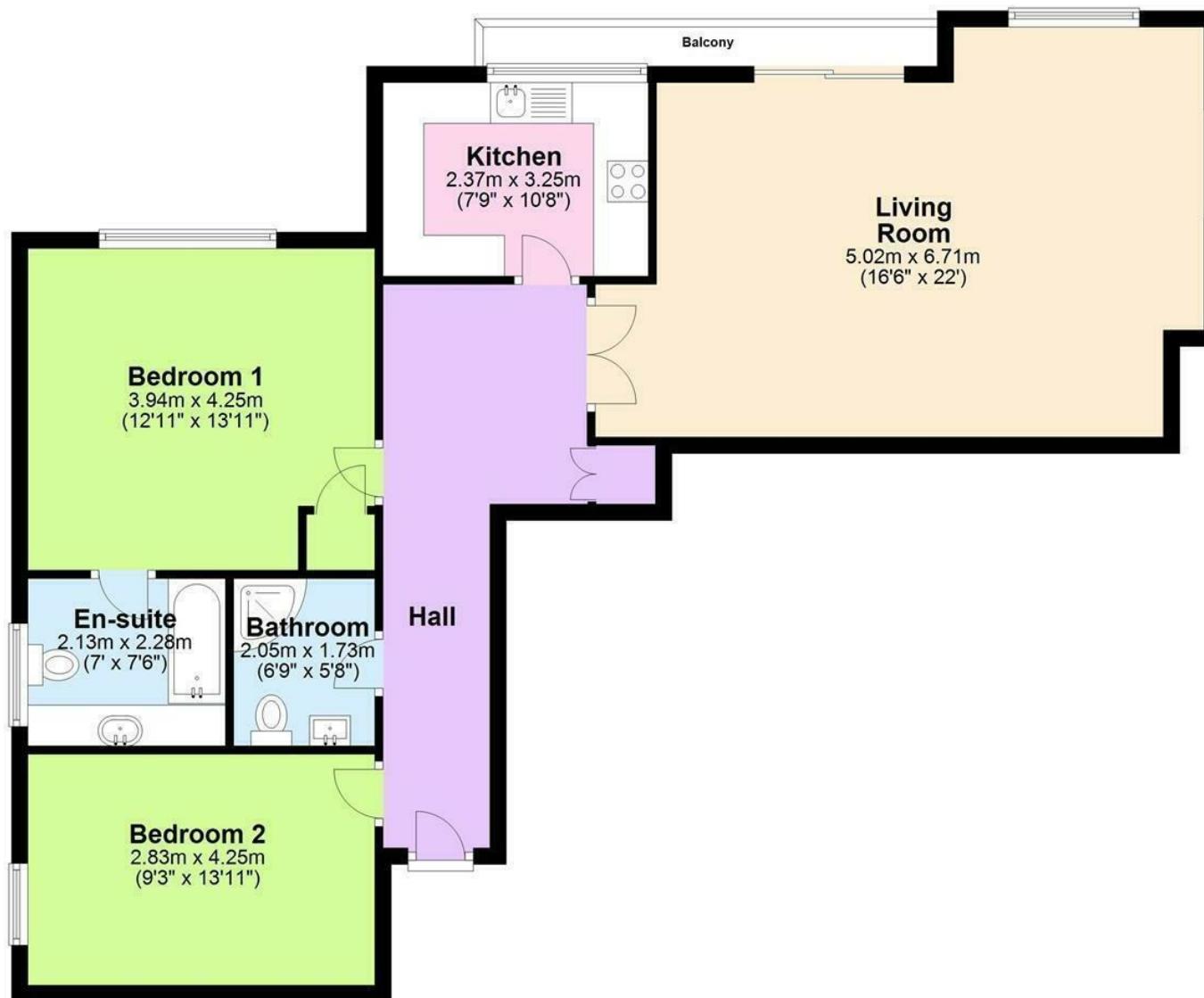
Managing Agents: Owens & Porter

Sinking Fund: Information available upon application.



## Fourth Floor

Approx. 92.5 sq. metres (996.2 sq. feet)



Total area: approx. 92.5 sq. metres (996.2 sq. feet)

### Key Drummond

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#### 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 or 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		Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B			
[70-80] C			
[55-69] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
[92 plus] A			
[81-91] B			
[70-80] C			
[55-69] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			