



## Gleneagles, 21 The Avenue, Branksome Park, Poole BH13 6HH

Occupying a fantastic location within Branksome Park close to Westbourne Village and the beach lies this wonderful impeccably presented two double bedroom purpose built third floor apartment. The property truly needs to be viewed to take in the condition and generous size accommodation to also include an 18ft approx. lounge/dining room, an impressive 16ft approx. kitchen/breakfast room and a beautiful four-piece bathroom. Outside there are very well-maintained communal grounds with the apartment conveyed with a garage.

**EPC: 70 Council Tax Band: C Price: £275,000 Share of Freehold**









## Key Features

- FABULOUS PURPOSE BUILT THIRD FLOOR APARTMENT-STAIRS & LIFT TO ALL FLOORS
- SPACIOUS WELCOMING ENTRANCE HALLWAY WITH STORAGE
- GREAT SIZE LOUNGE/DINING ROOM LEADING TO WESTERLY FACING BALCONY OVERLOOKING THE COMMUNAL GROUNDS
- SUBLIME KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- BEAUTIFUL FOUR PIECE FAMILY BATHROOM
- IDYLIC POSITION WITHIN BRANKSOME PARK CLOSE TO WESTBOURNE VILLAGE & BEACH
- GARAGE & RESIDENTS' PERMIT PARKING
- MAINT £202 APROX PM- 143 YEARS ON LEASE- GROUND RENT N/A
- SHARE OF FREEHOLD

## The Property

Upon entering the communal hallway, stairs and a lift provide access to the third floor and up to the personal front entrance door. You are then greeted by a spacious and welcoming entrance hallway with storage, and doors then lead off to all principal rooms. The lounge/dining room has an electronically operated roller blind and provides a pleasant sylvan outlook over the communal grounds and this leads to a private balcony with both enjoying a sunny westerly aspect. We feel that the kitchen/breakfast room is a particular feature of this superb apartment with soft close units, under pelmet lighting and integrated appliances.

There are two great size double bedrooms both with fitted wardrobes and the master having an electronically operated roller blind. A stunning four piece family bathroom with a separate shower cubicle completes the accommodation.

Outside there are very well-maintained communal grounds with the property conveyed with a garage in a nearby block and there is also residents' permit parking.

The development is situated close to Westbourne Village with its fashionable bars, bistros, restaurants and boutiques. Branksome Chine beach is also close to hand and Bournemouth town centre with a main line London railway station is a short drive away.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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