

10 Beach Breeze
38a The Avenue
Branksome Park, Poole, Dorset
BH13 6FG



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Asking price £535,000

****PRICED TO SELL**** Beach Breeze is a recently built contemporary development of just 12 secluded luxury apartments set well back from the road and situated in spacious grounds within close proximity to the bustling shopping area of Westbourne and the golden sandy beach at Branksome Chine.

Summary of Accommodation

Main bedroom with bespoke bedroom furniture and en-suite shower room

Bedroom 2

Bedroom 3/Study

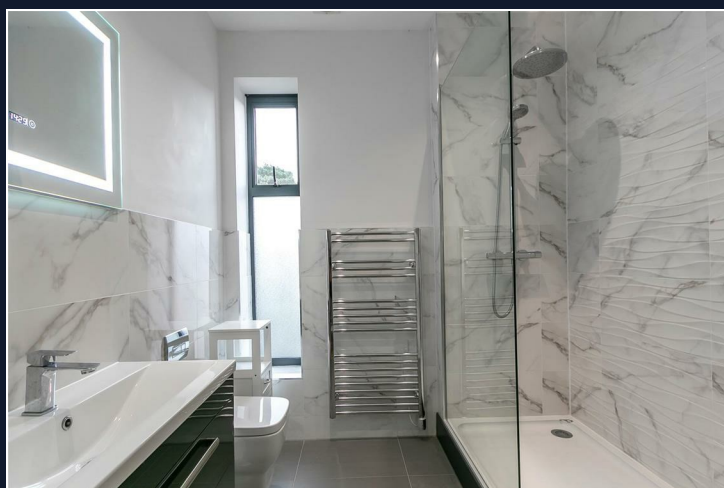
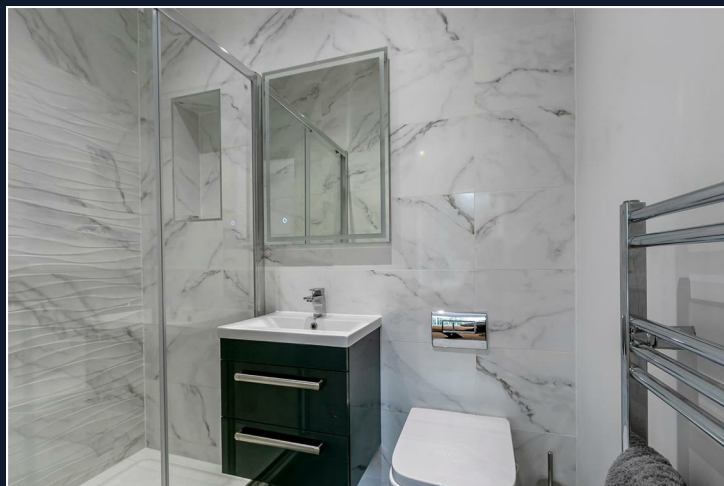
Family shower room

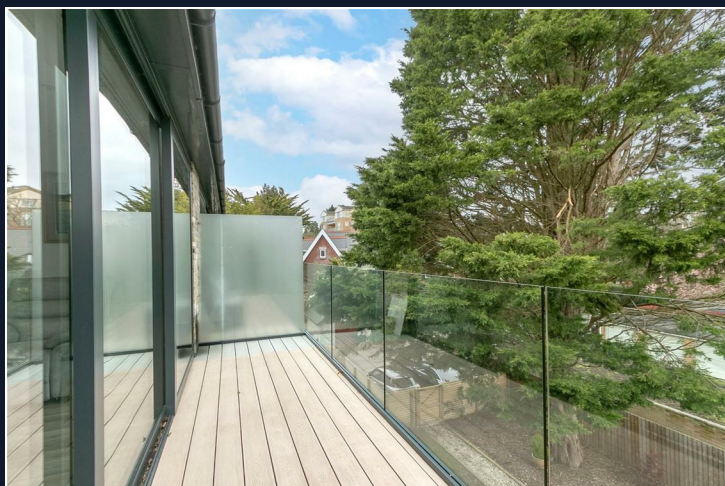
Fabulous zoned open plan kitchen/living/dining room

Passenger lift

Pets allowed under licence

Rights to holiday let the property for up to 90 days per annum





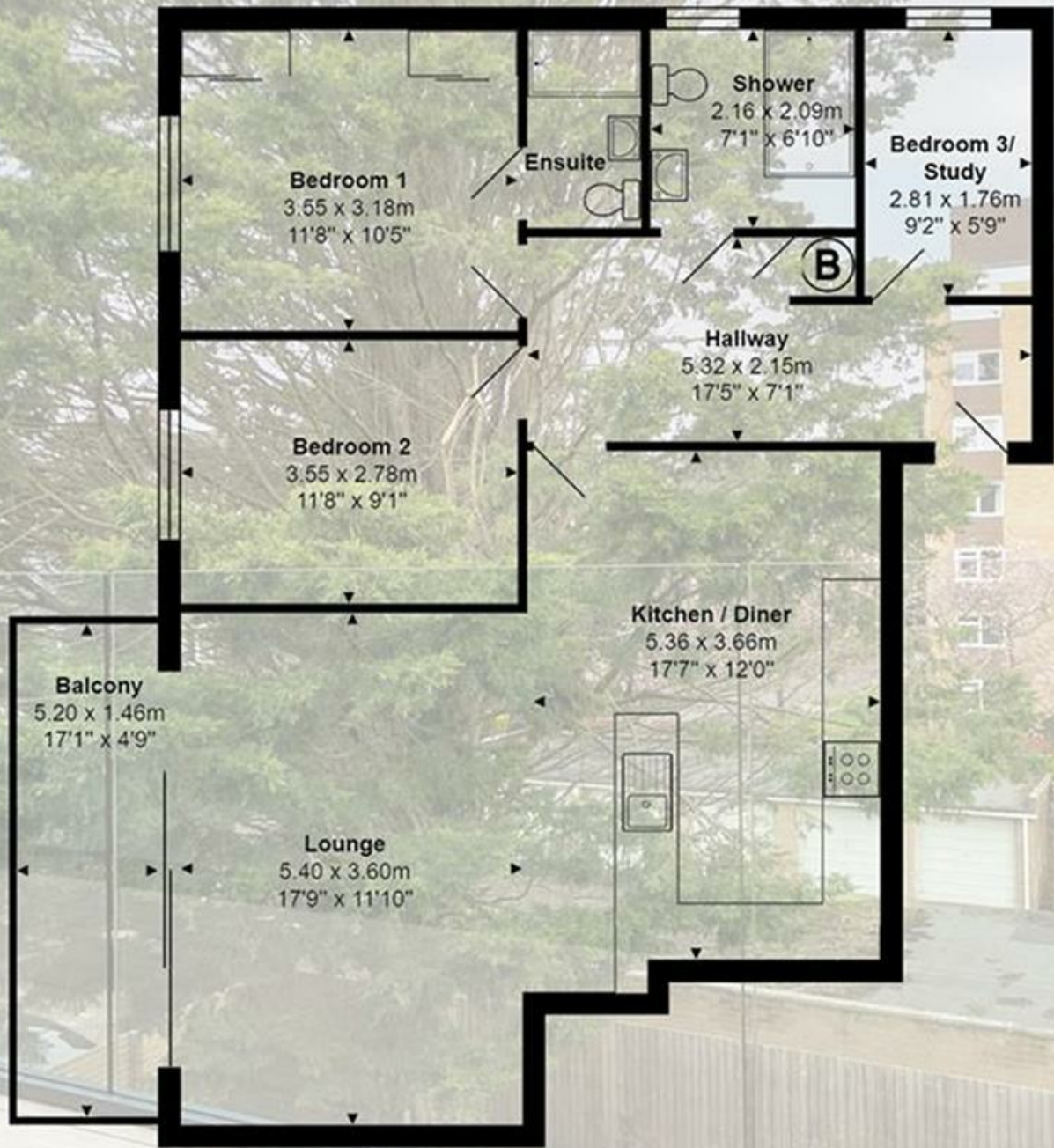
A perfect main or lock up and leave holiday home, Flat 10 is situated on the top (2nd) floor and is offered for sale in pristine condition with no forward chain.

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 handleless 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



Total Area: 86.0 m² ... 925 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

10 Beach Breeze

TOTAL FLOOR AREA

925.00 sq ft

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

LOCATION

BH13 6FG

COUNCIL TAX

Band E BCP(Poole)

Ref: 3528 JA

Monday - Friday 09:00 - 18:00

Saturday 10:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale