

Penthouse D, Greenacres

22 The Avenue

Poole, Dorset BH13 6AL



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Price Guide £975,000

An incredibly spacious Penthouse apartment with superb outside space in a quiet, prestigious spot in the heart of Branksome Park.

Nestled in the south-west wing of this popular block in the centre of Branksome Park, within easy proximity to the shops and amenities of both Westbourne and Canford Cliffs Villages, the property is only a short walk away from the sandy beaches of Branksome Chine.

Summary of Accommodation

- 4 double bedrooms • 2 reception rooms
- Dual aspect living room • Oversize double garage
- Communal swimming pool for residents use only
- South westerly facing roof terrace & further balcony
- Pets allowed under licence • Vendor suited
- Direct lift access





This premier positioning would make the apartment ideal either for those seeking to downsize to an incredibly spacious Penthouse or even those desiring a beachside second home with an abundance of space.

Having been completely refurbished to an extremely high standard, the Penthouse is set in the far wing of this purpose built block and as such is the furthest apartment away from the road whilst also benefiting from a superb south-westerly outlook over the treetops and the communal swimming pool (solely for residents' use of this block and its sister block).

With direct lift access into the apartment itself, one is immediately struck by the sheer scale with simply incredible living space on offer.

In its current configuration, the Penthouse boasts a large dual aspect living room, four large bedrooms including a master en-suite. There is an open plan kitchen/breakfast room and sitting room along with the family bathroom and separate wc. The snug could be a further living room/dining room/5th bedroom. There is also an abundance of storage space.

Outside, the Penthouse benefits from a huge roof terrace along with a further large south westerly facing balcony. An oversize double garage is also conveyed with the property.

Penthouses of this scale rarely come to the market so do act quick to avoid disappointment.



Total Area: 189.4 m² ... 2039 ft² (excluding balcony, roof garden)
 All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

Penthouse D Greenacres

LOCATION

Poole BH13 6AL

APPROXIMATE MEASUREMENTS

Total Area: 189.4 sq m / 2039 sq ft
 (excluding balcony, roof garden)

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3546 - EW

EPC Rating: D

Maintenance: £8,200 pa

Share of Freehold

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