17 Chalbury

34 The Avenue Branksome Park, Poole, Dorset BH13 6EH





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Offers in excess of £900,000

A lift and stairs provide access to this fabulous top (5th floor) 1,666 sq ft penthouse apartment presented for sale in pristine condition and decorated in neutral tones throughout. Chalbury is a wonderfully located modern development situated within the exclusive residential area of Branksome Park.

Summary of Accomodation

Stunning penthouse apartment
3 bedrooms, 2 bathrooms
Super size living room
Stylish kitchen/diner
Choice of 3 sun terraces with tree top views
Double garage
Golden sandy beach nearby
Recently replaced boiler

















Chalbury was built by the highly regarded Whitelock Group in a much sought-after area close to the affluent area of Canford Cliffs. The award-winning golden sandy beach at Branksome Chine is no more than half a mile away, while Westbourne, with its amazing array of boutique shops, coffee bars and brasseries is a level walk away.

The welcoming entrance hall provides access into the light, bright and spacious apartment with 3 double bedrooms, one currently used as an office. The apartment boasts underfloor heating throughout.

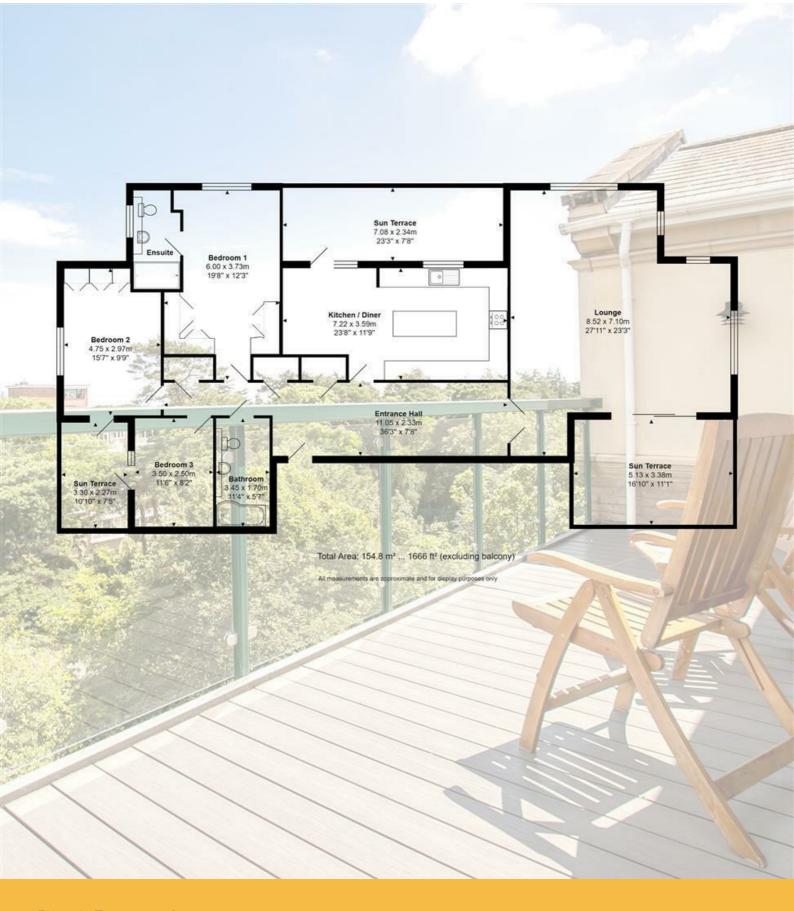
Bedrooms 1 & 2 come with plenty of fitted wardrobes and the main bedroom has its own en-suite shower room. A separate bathroom with in-bath shower serves bedrooms 2 and 3, both of which have access to one of the three sun terraces.

The triple-aspect living/dining room is large yet cosy with access to the largest of the sun terraces.

The stylish kitchen/diner features a central island with quartz worktops, an extensive range of units and integrated appliances as well as leading to another terrace, a perfect place to enjoy breakfast or lunch on a summers day.

Additionally, a large double garage with electrically operated door is conveyed with this penthouse and there is plenty of surface parking spaces available for guests. The expertly maintained landscaped gardens feature attractive planted borders and a level lawned area.

There is no chain attached to the sale of this property and viewing is highly recommended for those who are downsizing from a house but still require outside space or those looking for a luxurious lock up and leave holiday home. Pets and holiday lets are not permitted



Lloyds Property Group

PROPERTY NAME TOTAL FLOOR AREA

17 Chalbury 1666.00 sq ft Telephone: +44 (0) 1202 708044

LOCATION COUNCIL TAX

BH13 6EH Band F BCP (Poole)

Monday - Friday 09:00 - 18:00

VIEWING ARRANGEMENTS

Ref: 3554 JA

Saturday

Sunday By appointment only

Email: enquiries@lloydspropertygroup.com

10:00 - 16:00

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