

# Penthouse D Greenacres

22 The Avenue  
Branksome Park, Poole, Dorset  
BH13 6AL





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*Offers in excess of £850,000*

An incredibly spacious Penthouse apartment with superb outside space in a quiet, prestigious spot in the heart of Branksome Park. The Penthouse is nestled in the south-west wing of this popular block located in the very centre of Branksome Park and being within easy proximity to the shops and amenities of both Westbourne and Canford Cliffs Villages. With a perfect blend of period charm and contemporary style, this home is ideal for modern family living.

## *Summary of Accommodation*

4 double bedrooms

2 reception rooms

Oversize double garage

Communal swimming pool for residents use only  
South westerly facing roof terrace & further balcony

Pets allowed under licence

True penthouse apartment

Vendor suited







This premier positioning would make the apartment ideal either for those seeking to downsize to an incredibly spacious Penthouse in one of the South's true hotspots or even for 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 the use of the residents of this block and its sister block.

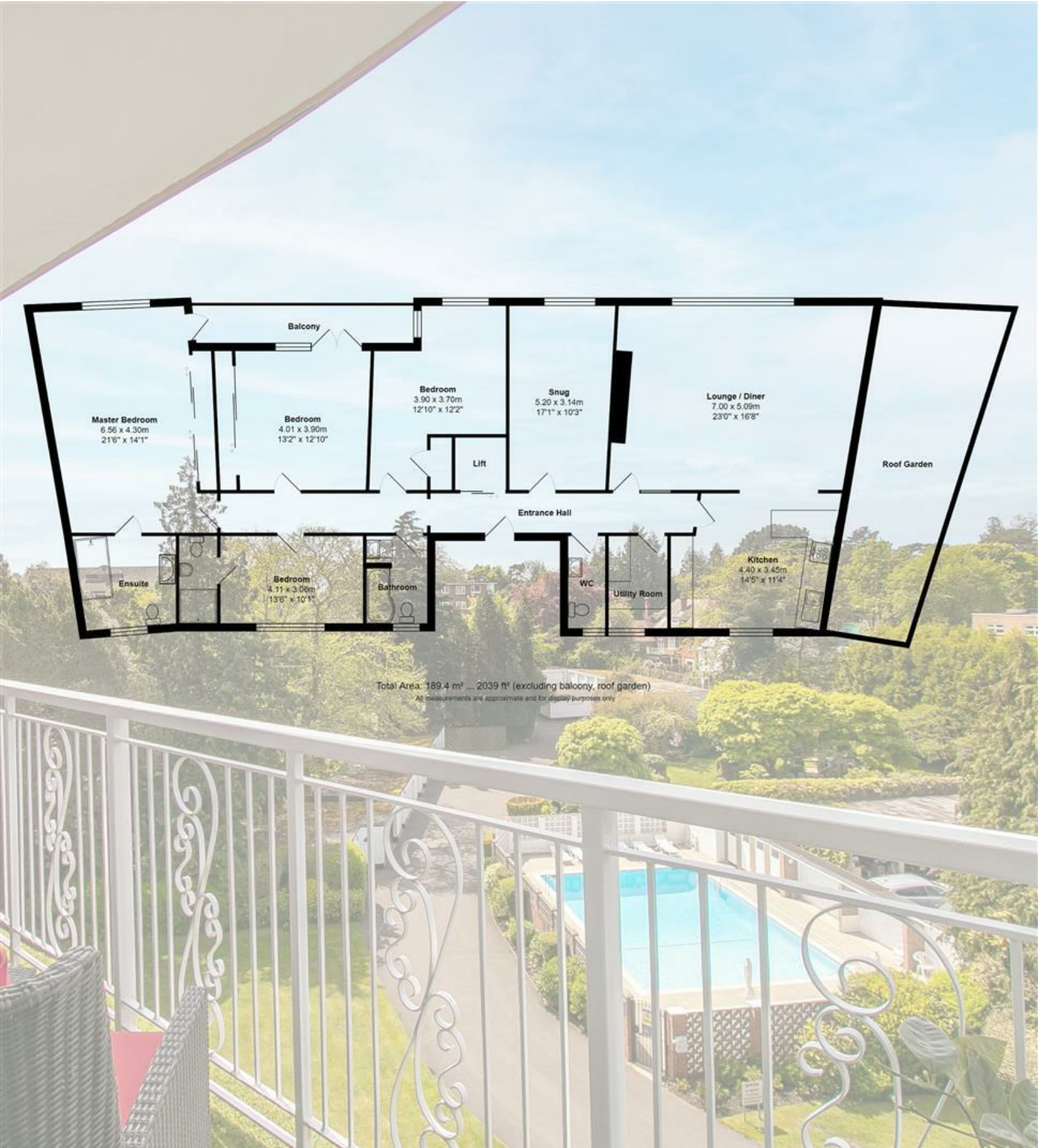
With direct lift access into the apartment itself, one is immediately struck by the sheer scale of the apartment, with simply incredible living space on offer.

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 m<sup>2</sup> ... 2039 ft<sup>2</sup> (excluding balcony, roof garden)  
 All measurements are approximate and for display purposes only

## Lloyds Property Group

PROPERTY NAME

Penthouse D Greenacres

LOCATION

BH13 6AL

TOTAL FLOOR AREA

2039.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3546

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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