

Belvoir Park
The Avenue
Branksome Park, Poole, BH13 6AD



Incredibly bright & spacious second floor apartment in prestigious Branksome Park location, just a short level walk to Westbourne Village. NO FORWARD CHAIN.

£240,000





SITUATION & DESCRIPTION

Belvoir Park is wonderfully situated in The Avenue, in prestigious Branksome Park and within a short level walk to the vibrant Westbourne Village, renowned for its boutique shopping, along with Marks & Spencer's and leisure facilities such as the Blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula.

This bright and spacious two double bedroom apartment is located on the second floor. It is beautifully presented and is offered for sale with no forward chain. The second floor is accessed through an undercover lobby area with a secure entry-phone system with either stairs or passenger lift leading to the second floor. The communal entrance hall is most impressive.

A hardwood door leads into the spacious and welcoming entrance hall with all principle rooms leading off with very good storage space. The lounge/dining room enjoys a double aspect and has an 'Adam' style fireplace. There is ample space for a table and chairs. Sliding patio doors leads out onto the sun balcony.

The kitchen has a lovely outlook at the rear of the building overlooking the communal gardens. There is a good range of wall and floor mounted storage cupboards as well as a built-in oven and hob with extractor hood over. Space and plumbing for washing machine.

The two bedrooms are double in size, both having the benefit of built in floor to ceiling wardrobes, incorporating hanging and shelving space. The bathroom has a double width shower with screen, mixer taps and shower attachment. A pedestal wash hand basin and WC complete the accommodation.

The grounds are beautifully maintained and are mainly laid to lawn with numerous flower and shrub borders and garden benches to sit out and enjoy. The garage is accessed via an electric up and over door. There is a separate designated area for visitors parking, as well as a circular driveway providing ample turning space onto The Avenue.

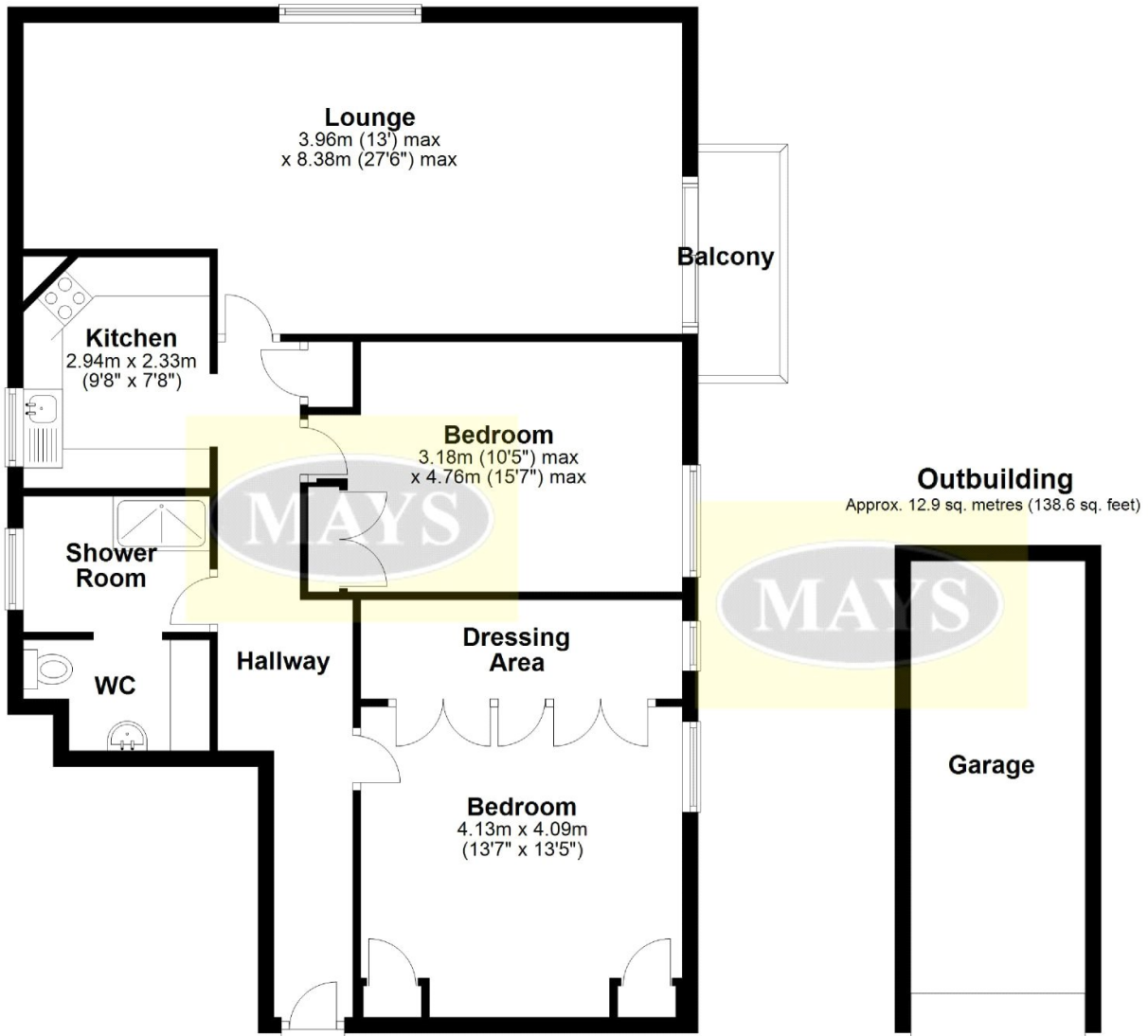
The lease is currently being extended and we await details of the number of years remaining.

AGENTS NOTE: The lease is in the process of being extended however we have not been given a timescale for this to be completed.

- Incredibly bright and spacious second floor apartment
- Prestigious Branksome Park location
- Short level walk to Westbourne Village
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Sun balcony
- Gas fired central heating
- Garage
- No forward chain

Second Floor

Approx. 94.2 sq. metres (1013.6 sq. feet)



Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	73	76		70	74
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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