



£445,000

13 The Avenue, Poole, BH13 6EZ



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### **Main description**

Well presented and spacious purpose built three double bedroom two bathroom fourth floor apartment situated in this exclusive development in the highly desirable location of Branksome Park. The development is within level access of the shops at Westbourne Village and under a mile walk to the blue flag beach. The apartment benefits from a double garage, large lounge/diner, modern fitted kitchen and two contemporary bathroom.

The property is accessed via the communal entrance with well presented communal hallways where there is a lift and stairs to all floors. A private front door leads into the welcoming entrance hall where there is a triple storage cupboard and access to all accommodation.

The bright and airy living room is dual aspect and opens onto the separate dining area which flows into bedroom three or 2nd reception room, the south and west facing balcony is accessed from sliding doors. The modern fitted kitchen benefits from a range of base and eye level units with integrated appliances to include eye level Neff oven and grill, Neff dishwasher, space and plumbing for washing machine and space for fridge/freezer.

The spacious principle bedroom benefits from a tremendous en-suite bathroom with large shower cubicle, bath, low flush WC and wash hand basin. The second bedroom is also a generous double room and the modern family shower room completes the internal accommodation.

Outside the grounds of the block are exceptionally well kept with several visitor parking spaces on a first come first serve basis, this property benefits from a double garage with power and electric up and over door.

### **Tenure**

Share Of Freehold

999 year lease - 955 years remaining

Service Charge £750 a quarter includes, Buildings Insurance, Water and contribution to reserve fund.

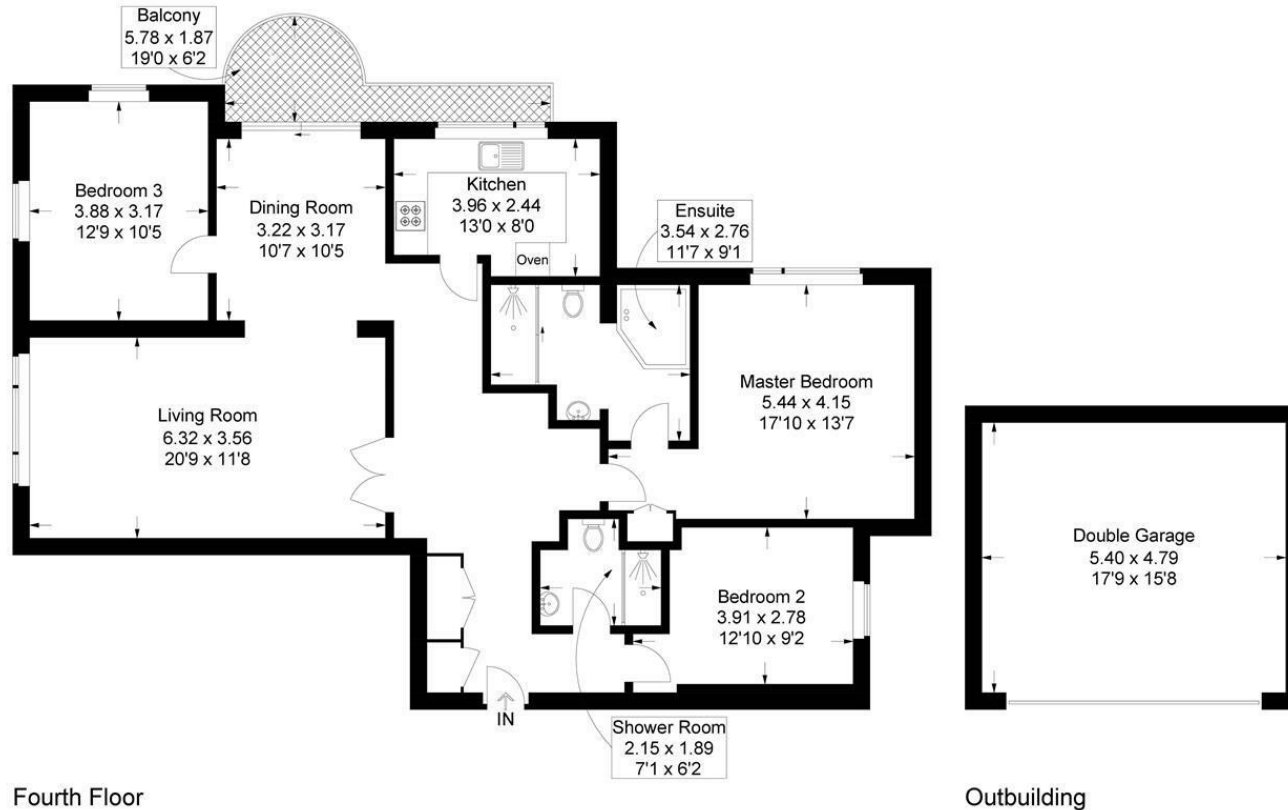
### **FEATURES & SPECIFICATIONS**

- Accommodation Of Almost 1300 Square Feet.
- Offered For Sale With No Onward Chain
- Three Double Bedroom
- Balcony
- Main Bedroom With Large En-Suite
- Double garage
- Share Of Freehold
- Contemporary Family Shower Room
- Open Plan Lounge and Dining Room
- Popular Branksome Park Location.



# Fountain Court, The Avenue, Poole

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft  
 Outbuilding = 26.5 sq m / 285 sq ft  
 Total = 146.2 sq m / 1573 sq ft



Fourth Floor

Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(55-00) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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