



£435,000

6 The Avenue, Poole, BH13 6AG



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Main Description

Beautiful and spacious two double bedroom ground floor apartment overlooking the well maintained communal gardens, situated in the highly desirable location of Branksome Park. The apartment benefits from a large lounge with open plan dining room, access to sun room, separate kitchen and garage.

The property is accessed via a communal entrance with well presented communal hallways where a private front door leads into the property. The welcoming entrance hall, runs the full length of the apartment with airing cupboard, two storage cupboards and large pantry/utility cupboard. The spacious living room is a particular feature with modern fireplace, patio doors and side door providing access to the pretty sun lounge with the open plan dining room providing ample space for a sizeable table and chairs. The sun lounge is enclosed by sliding double glazed patio doors and windows with views and access to the communal gardens. A modern fitted kitchen benefits from a range of base and eye level units with integrated appliances to include fridge/freezer, washing machine, and double oven.

There are two generous double bedrooms both with fitted wardrobes, the master having the benefit of a superb en-suite bathroom with roll top bath. The second double bedroom is serviced by the family shower room with WC, wash hand basin and shower cubicle.

This stunning property is also conveyed with a garage and visitor parking. All windows have the added benefit of stylish plantation style shutters, some also have perfect fit blinds and security roller shutters.

Tenure

Share Of Freehold:

Underlying lease of 999 years From 18/08/03 - 01/01/3000, 975 years remain

Service Charge £3200 per annum

Includes Buildings Insurance & Water Rates

Area

situated in a sought after, convenient location only 0.2 mile to Westbourne village which offers a wide choice of independent shops and eateries. The sandy beaches at Branksome Chine are 1.1 miles away, from here you can access the glorious coastline from Hengistbury Head to Sandbanks Peninsula. The world famous Poole Harbour, popular for all water sport enthusiasts, is only a short distance away. Local bus routes to the surrounding areas are located on Lindsay Road. The nearest train station is Branksome (0.7miles) which has a direct line to London, Waterloo.

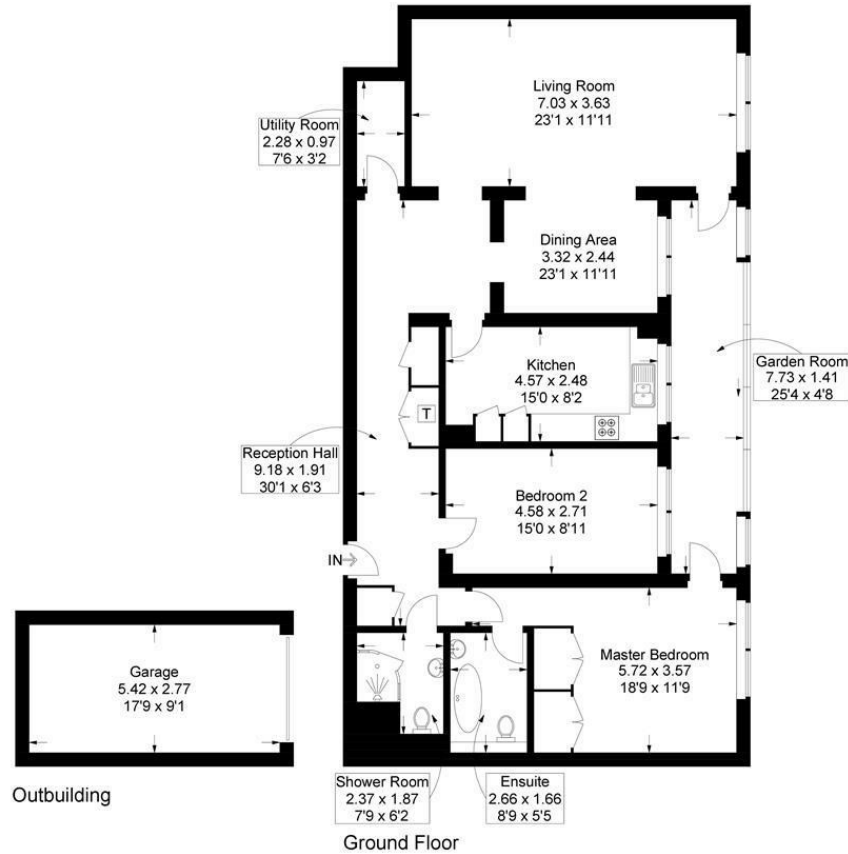


FEATURES & SPECIFICATIONS

- Sought After Location.
- Ground Floor Flat With Sun Lounge
- Spacious Lounge and Open Plan Dining Room
- Two Double Bedrooms
- Master with En-Suite Bathroom
- Plenty of Storage
- Share Of Freehold
- Garage and Visitor Parking
- Gas Central Heating
- Double Glazing

Blenheim, The Avenue, Bournemouth

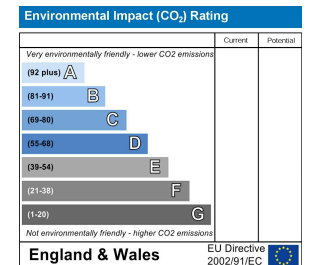
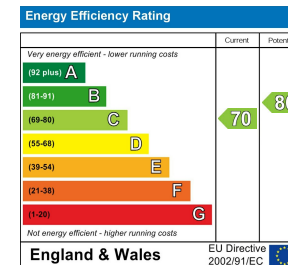
Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft
 Outbuilding = 13.4 sq m / 144 sq ft
 Total = 143.1 sq m / 1540 sq ft



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





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