



Offers Over £500,000

5 Beach Breeze 38a The Avenue, Poole, BH13 6FG



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This spacious apartment is presented in excellent condition throughout with high quality fixtures and fittings. The accommodation comprises of a large entrance hall, spacious open plan lounge/diner/kitchen, three bedrooms, bathroom, ensuite shower room and large sun balcony. The kitchen offers a good range of units, pop-up electric connection, integrated Neff appliances, induction hob, tasteful quartz stone worksurfaces with adjoining upstands and complimenting stone tiled splashback. Incorporated in the kitchen is a breakfast bar ideal for casual dining, leading from the kitchen into the lounge there is space suitable for more formal dining. The lounge area features triple opening sliding glazed doors providing access to a large sun balcony with modern glass screening. The open plan living space enjoys plenty of natural light, feels very sizeable with a comfortable ambience.

The master bedroom has a good range of built-in wardrobes and drawers, this room and bedroom two have an outlook to the front aspect, bedroom three is currently being used as an office space. Both the bathroom and ensuite shower room are finished to a high specification with Pocolanosa wall tiles. The L shaped entrance hall creates a feeling of space leading onto the well planned accommodation, the initial entrance section has really useful floor to ceiling built-in storage with sliding doors. This property also has the added benefit of a Smart Meter and superfast fibre broadband. All fitted blackout blinds will remain.

Externally there is a communal lawn area and mature trees, allocated car parking for all apartments and a secure communal bike/paddle board storage unit. Beach Breeze is a private development accessed via the grounds of The Pines -No 38 The Avenue

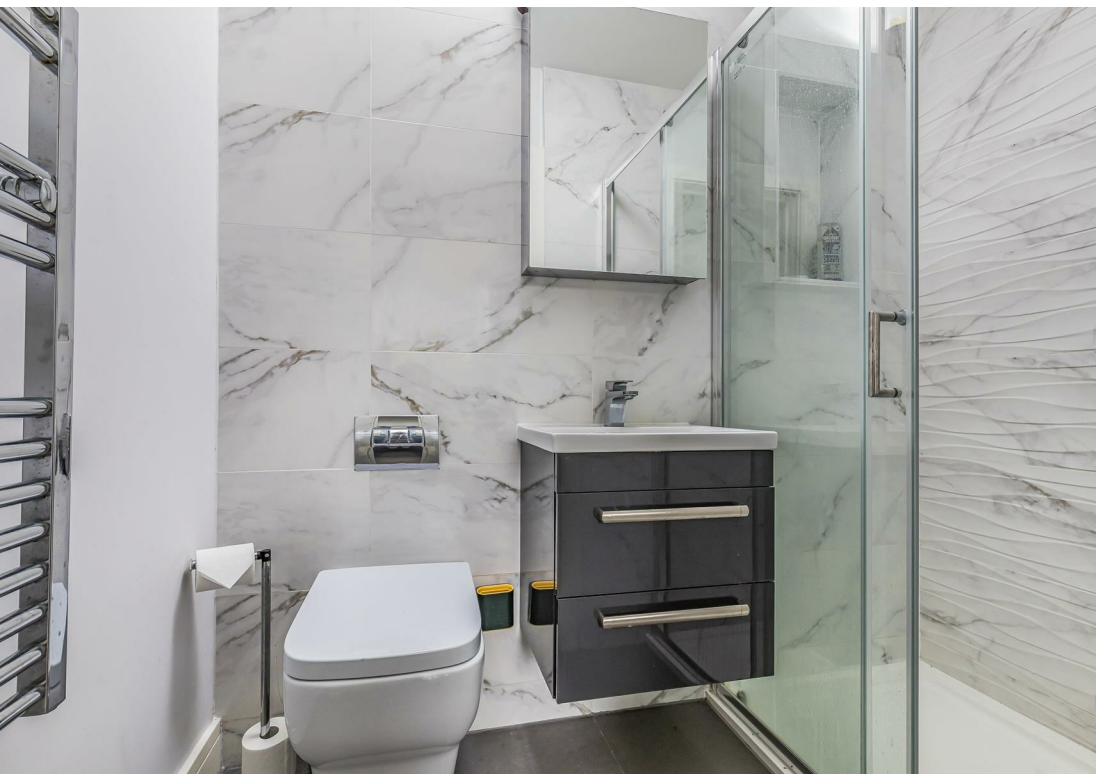
Situated in a sought after, convenient location within walking distance to Westbourne village which offers a wide choice of independent shops and eateries, the sandy beaches at Branksome Dene and Branksome Chine are less than a mile away, from here you can access the glorious coastline from Hengistbury Head to Sandbanks Peninsula. The world famous Poole Harbour popular for all watersport enthusiasts is only a short distance away. Local bus routes to the surrounding areas are located on The Avenue, the nearest train station is Branksome (1.3 miles) which has a direct line to London, Waterloo.

Tenure: Share of freehold with a 999 year lease from 2020

Service Charge: £2,600 p.a. (includes building insurance and contribution to a reserve fund.) Managing Agents: Woodley & Associates

Council Tax Band: E

We are informed by the owners that a maximum of 90 days holiday letting is permitted with the necessary written consent.

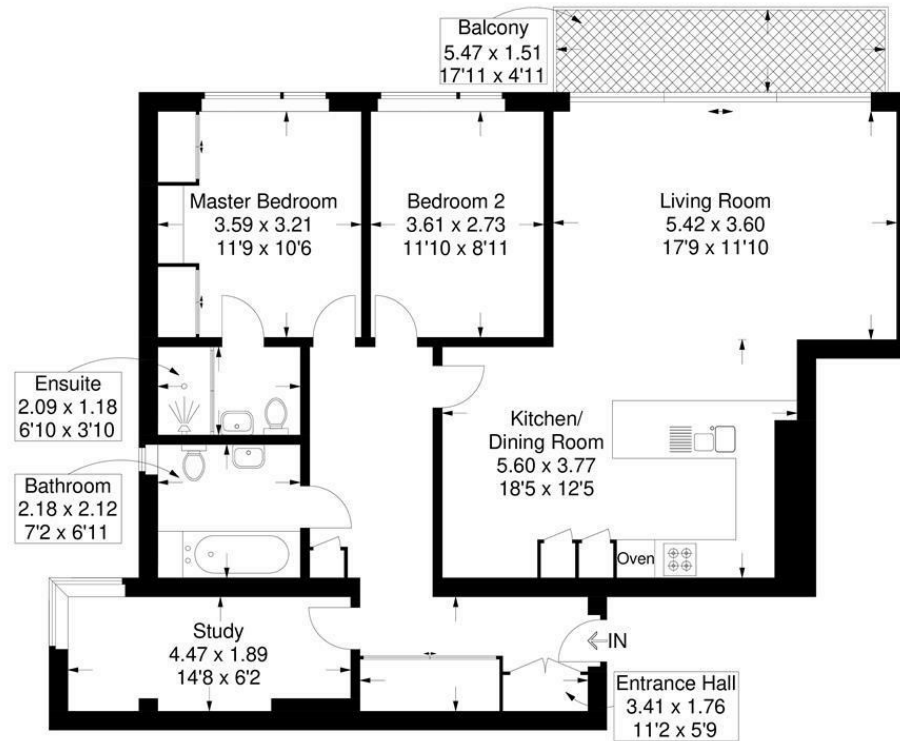


FEATURES & SPECIFICATIONS

- Share of freehold
- Remainder of 10 year build warranty (built 2020)
- Solar Panels
- Underfloor heating
- Large balcony
- Video entry system and modern alarm system
- Passenger lift
- Allocated parking, visitor parking and communal bike storage
- Holiday lets permitted up to 90 days maximum per year
- Pets permitted (necessary written consent required)

Beach Breeze, The Avenue, Bournemouth

Approximate Gross Internal Area = 96 sq m / 1033 sq ft



First Floor

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		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-00) D			
(30-54) E			
(21-30) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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