



£340,000

Flat 3 Dolphin Court 15 The Avenue, Poole, BH13 6HB



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Property Experts







Property Description

Saxe Coburg is thrilled to offer to the market this extremely well-presented, purpose-built apartment located on the ground floor of a highly sought-after block. Situated in an ideal location, you are just a short walk from Westbourne High Street, which offers a range of fantastic coffee shops, restaurants, local amenities, and supermarkets. You are also just 0.8 miles from the award winning Branksome Dene Beach which is easily accessible by foot. The property is also within easy reach of Branksome train station which is ideal for commuters. There is also a regular bus service to both Poole and Bournemouth.

The internal accommodation is incredibly spacious and includes a large L-shaped living/dining room with direct access to a private balcony. There are two generously sized double bedrooms, a modern fitted kitchen, and a newly fitted bathroom. Further benefits include ample residents' parking, a garage with an electric door, a share of the freehold, and the luxury of having no onward chain.

There is also potential to adapt the layout of the flat by either by opening up the living space to create a modern open-plan design or by adding a third bedroom. Both options have been successfully implemented by other residents in the building.

This stunning apartment would make an ideal first home, downsize, or holiday retreat by the sea. An internal viewing is highly recommended by the vendor's sole agents to fully appreciate everything on offer and to avoid disappointment.



FEATURES & SPECIFICATIONS

- GROUND FLOOR PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE L-SHAPED LIVING ROOM / DINING ROOM
- NEWLY FITTED BATHROOM
- CLOSE TO BRANKSOME DENE BEACH
- PRIVATE SUNNY BALCONY
- GARAGE AND RESIDENTS PARKING
- SHARE OF THE FREEHOLD
- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	61		<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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