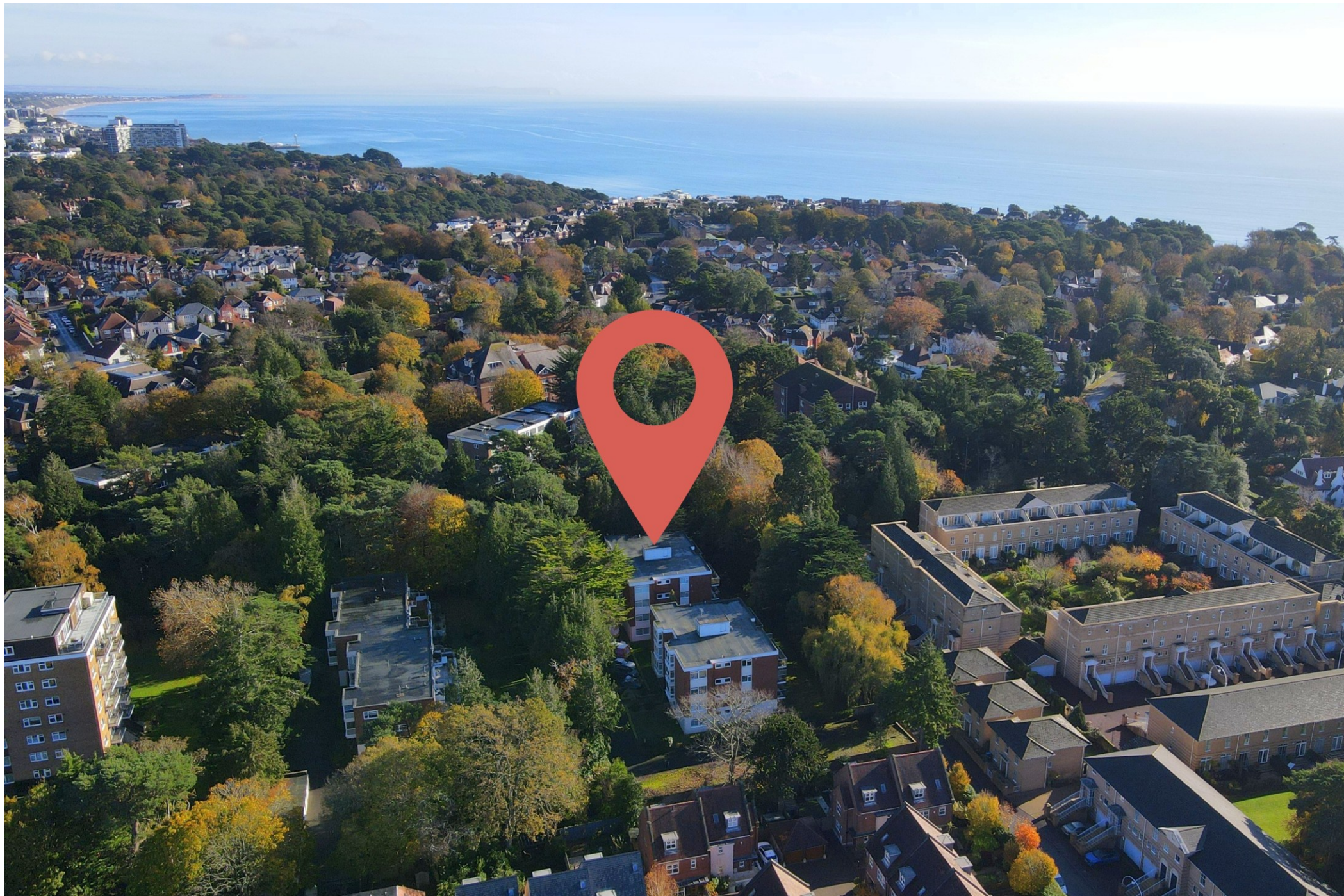




Evesham Court, 44 The Avenue, Branksome Park BH13 6HE
£425,000

MOLLARO
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SUBSTANTIAL THREE DOUBLE BEDROOM APARTMENT WITH TWO BATHROOMS, A SEPARATE DINING ROOM AND A LARGE NEW SOUTH FACING BALCONY. LARGE GARAGE TOO. IMMACULATELY PRESENTED. SHARE OF FREEHOLD AND NO CHAIN.

This apartment is quality. The owners have refurbished it completely since they have owned it as a holiday home. It is one of those properties that are ready to move into (and the owners would consider offers for the existing furniture).

Most recently the balcony has been replaced in 2023 at a cost of £17k. All the internal doors were replaced in 2021 at a cost of £9k. The boiler and all the radiators were replaced in 2020 (and previously they had replaced all the pipework).

It is a well managed block with a reserve fund of c.£60k and the lift was fully refurbished in 2022. The service charge includes the apartment's water and sewerage costs.

The garage had a new up-and-over door last year and is a size capable of fitting a 4 x 4. Not that the owners say they use their car much and tend to walk to the beach (10 minutes), Westbourne and the supermarkets or use the bus service.

It is a large living space, which is enhanced by the clever layout and as well as 3 double bedrooms, there is a separate dining area. There is substantial storage with 3 cupboards in the hall and fitted wardrobes in each of the bedrooms.

A highlight is the new balcony which is South facing. It is 23ft long and the owners say that in the summer, it gets the sun from 10am to 4pm.

It feels like a perfect apartment in a lovely location.



KEY FEATURES

- Immaculate, quality 3 double bedroom apartment with 2 bathrooms and a dining room as well as a living room
 - Apartment size is 1,367 sq ft plus 23 ft long balcony
 - The wonderful South facing balcony was new in 2023 at a cost of £17,000
 - Share of freehold
 - No chain
- New heating system including radiators in 2020 and new internal doors throughout the apartment in 2021
 - Quality kitchen and bathrooms
 - Well managed block with c.£60,000 in the reserve fund
 - Large garage (fits 4 x 4)
 - Substantial storage including fitted wardrobes to each bedroom





All windows are double glazed and all radiators have radiator covers.

Communal Entrance to the Block

Access to lift and stairs (two apartments per floor)

Apartment Entrance Hall

A substantial hall, carpeted and with a large radiator. Block telephone entry system. Two good size storage/cloakroom cupboards plus an airing cupboard with Joules pressurised water cylinder.



Living Room

Carpeted, two radiators, sliding doors to balcony with pinch pleated curtains to antique brass curtain pole. Fitted electric fire with flame effect.

Balcony

New in 2023 with glass and chrome balustrading. Paved with removable tiles for cleaning. South facing - the owners say that in the summer, the sun is on the balcony from 10am to 4pm.

Dining Room

Open plan to the living room. Window with pinch-pleated curtains to an antique brass curtain pole. Carpeted, radiator.

Kitchen

Large window with roller blind. Ivory timber high and low level storage units. Timber effect work surfaces with inset double sink and drainer in stainless steel. Tiled floor. Integrated appliances: Washing machine, tall fridge/freezer, AEG dishwasher, AEG oven, AEG microwave, AEG gas hob with Neff extractor hood. The Worcester boiler is housed in the corner of the kitchen.

Bedroom 1

Window with eyelet curtains to a chrome pole, carpeted radiator. three door part mirrored fitted wardrobes.

En Suite to Bedroom 1

Large room with tiled floor and walls and includes a large shower cubicle with drying area, heated towel ladder, loo, sink in vanity unit and mirror fronted bathroom cabinet.







Bedroom 2

Full length windows into bay with pinch-pleated curtains to curtain track. Radiator, carpeted and three door part-mirrored fitted wardrobes.

Bedroom 3

Window with eyelet curtains to chrome curtain pole. Radiator, carpeted and four door fitted wardrobes.

Family Shower Room

Tiled walls and floor. Large shower cubicle with drying area, loo, sink in vanity unit, heated towel ladder.

Garage

Concrete floor. Good size that the owners keep their 4 x 4 in. Storage space. See dimensions.

Communal Grounds

Beautifully maintained lawn, trees and shrubs in a private, secluded plot.







ADDITIONAL INFORMATION

Council Tax 2025/6: Band E - £2,756.03 payable

EPC: C (70)

TV & Broadband: Sky is available in the block. Current owners use 'Three' as their internet provider

Parking: Large garage (current owners have a 4x4) - width: 2.5 metres (8ft 3in), height: lowest point 1.87 metres (6ft 2in), length: 5.5 metres (18ft 1in). Visitors spaces.

Apartment size: 1,367 sq ft

Balcony length: 23ft 6in



Share of Freehold

Service Charge: £891.17 per quarter and includes buildings insurance, communal cleaning and utilities, communal electricity, maintenance, window cleaning, lift maintenance, gardening, plus individual flat water and sewerage is included.

Reserve Fund: c£60,000

The block does not permit pets.

Holiday letting is not permitted but Assured Shorthold Tenancies of a minimum of 6 months are.

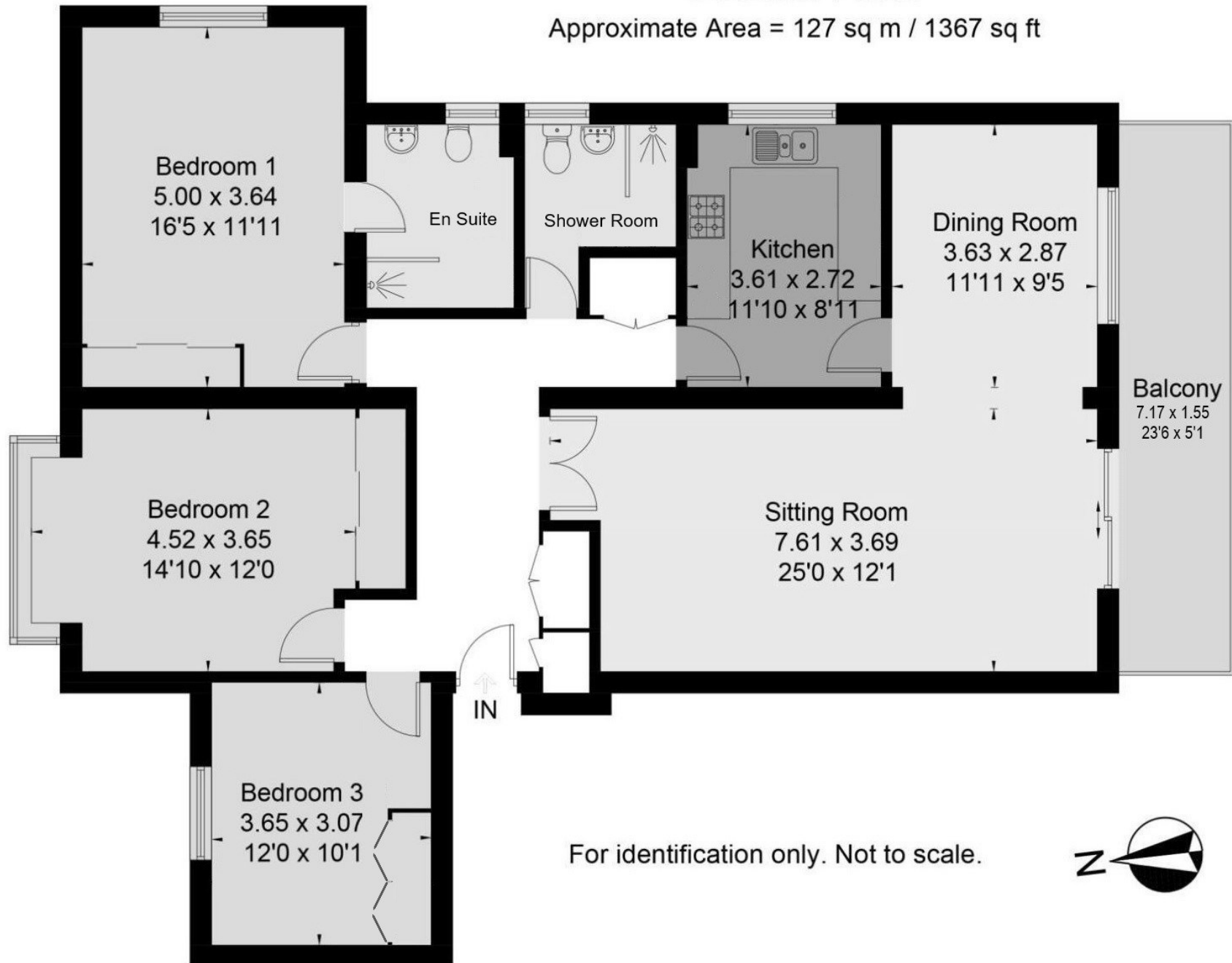
No chain



FLOORPLAN

Second Floor

Approximate Area = 127 sq m / 1367 sq ft



For identification only. Not to scale.



AREA DESCRIPTION

Evesham Court is within a 10 minute walk of Branksome Chine beach making this location perfect for strolls along the promenade. At Branksome Chine itself is the new Rockwater Village, which combines restaurant as well as fitness and wellness. There is a 7 mile stretch of award winning blue flag beaches to be enjoyed and there is an array of places to stop for food, drink or an ice cream. From Branksome Chine it is an easy stroll into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour; the 2nd biggest natural harbour in the world.

There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself, if it is body boarding, kite surfing or paddle boarding you are into you really would be spoilt for choice as the list goes on. And for energetic people Dorset's Jurassic coast is a key destination for walkers. This is over the chain ferry at Sandbanks, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone which is in the top 100 in the UK. Tennis courts and a green bowls lawn in Leicester Road are a short walk. The closest padel courts are at East Dorset Tennis Club in Whitecliff. Or a lazy day on Sandbanks beach is always good.

If you enjoy meeting friends for long lazy lunches or fancy a spot of shopping you have a number of options, especially if you don't want to take the car, Westbourne and Canford Cliffs village are both within walking distance.

Westbourne is full of an eclectic mix of eateries and coffee shops as is Bournemouth. Locally Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Dancing Duck, Indi's, Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub-The Porterhouse. And in Canford Cliffs, don't miss going to The Cliff gastro pub.

There are some real 'treat' restaurants locally. On special occasions try out Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with the some of the most special views over Poole Harbour and Old Harry Rocks.

For shopping there is an M&S food store in Westbourne and a larger store Tesco or Lidl at Branksome , all walking distance from Evesham Court.

From Evesham Court you have easy access (less than 2 minutes) to the Wessex Way which is dual carriageway to the A31, from here you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within 9 miles and Branksome Railway Station is closeby and has direct routes to London (2 hours) and Manchester. And from Poole Harbour there are daily ferries to France and the Channel Isles.



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(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales EU Directive 2002/91/EC		

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