



Westerham | 12 The Avenue | Branksome Park | BH13 6AG

£1,450 PCM



**QSALES &
LETTINGS**

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Branksome Park | BH13 6AG
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A well presented fourth floor apartment ideally positioned close to Westbourne, Canford Cliffs village and the sandy beaches stretching from Flaghead Chine through to Sandbanks.

The property is conveniently accessed via a lift and staircase.

The property offers two double bedrooms, the master benefitting from an ensuite, housing a integrated shower. As well as extensive built in storage adding a useful extra level of convenience.

A large and comfortable separate living room with a semi-open plan dining area.

- TWO double bedrooms.
- Large and comfortable separate living room with a semi-open plan dining area.
- Kitchen with integrated appliances.
- Ensuite installed shower room to ensuite, as well as good-size bathroom.
- EPC: C Council tax: E
- Off road parking as well as an allocated garage.
- Conveniently accessed via a lift and staircase.
- Sunny Balcony accessed from the lounge and master bedroom.
- Hallway storage cupboards throughout.
- Available mid-march.



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		
	79	83
England & Wales	EU Directive 2002/91/EC	

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