



**Connells**

Sunset Lodge The Avenue  
Poole



### Property Description

Connells are pleased to offer for sale this wonderful two double bedroom top floor apartment, located in the prestigious area of Branksome Park. Sunset Lodge is situated on The Avenue and nestled in between the tall trees of Branksome Park. This fabulous location is a 0.8 mile walk to Branksome's award winning sandy beaches and a 0.5 mile walk to the vibrant town of Westbourne, where you will find a variety of boutique shops, pubs, bars and restaurants.

The property benefits from an off road parking space and a garage, providing extra storage. The apartment can be accessed via stairs or a communal lift to the fifth floor. As you enter the apartment you walk in to the spacious hallway giving access to all rooms. The apartment briefly comprises; two double bedrooms, en-suite to bedroom one, separate bathroom, separate kitchen and a sitting/dining area with doors onto the south facing balcony, which offers a wonderful outlook over the well kept communal grounds.

### Approach

The property can be accessed via stairs or a lift and opens to the;

### Entrance Hall

Spacious entrance hall with built in cupboards. Secure entry phone. Radiator. Doors to all rooms.

### Sitting Area

12' 9" x 18' 4" ( 3.89m x 5.59m )

Double glazed window to rear aspect with sylvan views and a double glazed door leading to the south facing balcony. The balcony enjoys a pleasant outlook over the well maintained communal grounds. TV point. Radiator.

### Dining Area

9' 4" x 12' 9" ( 2.84m x 3.89m )

Double glazed window to rear aspect. Radiator.

### Kitchen

11' 8" x 9' ( 3.56m x 2.74m )

Double glazed window to front aspect. The kitchen is fitted with a range of matching wall and base units with laminate work tops over. Stainless steel sink and drainer unit. Inset four ring electric hob with electric oven underneath and an extractor over. Space and plumbing for a washing machine and freestanding fridge freezer. Floor standing boiler.

## Bedroom 1

14' 3" to wardrobes x 12' 9" ( 4.34m to wardrobes x 3.89m )

Double glazed window to rear aspect. Built in wardrobes. Door to south facing balcony. Door to en-suite bathroom. Radiator.

## En-Suite

Obscure glazed window to the side aspect. Three piece suite comprising panel enclosed bath, low level WC and a wash hand basin with vanity unit. Radiator.

## Bedroom 2

9' 4" x 12' 9" ( 2.84m x 3.89m )

Double Glazed windows to the front aspect. Radiator.

## Bathroom

Obscure glazed window to the front aspect. Three piece suite comprising a panel enclosed bath, low level WC and wash hand basin. Fully tiled walls. Radiator.

## Outside

Attractive and well maintained communal gardens and grounds. At the rear you can enjoy the beautifully kept gardens surrounded by the tall trees of Branksome Park. A garage is conveyed with the apartment as well as resident and visitor parking on a first come first serve basis.

## Agents Notes:

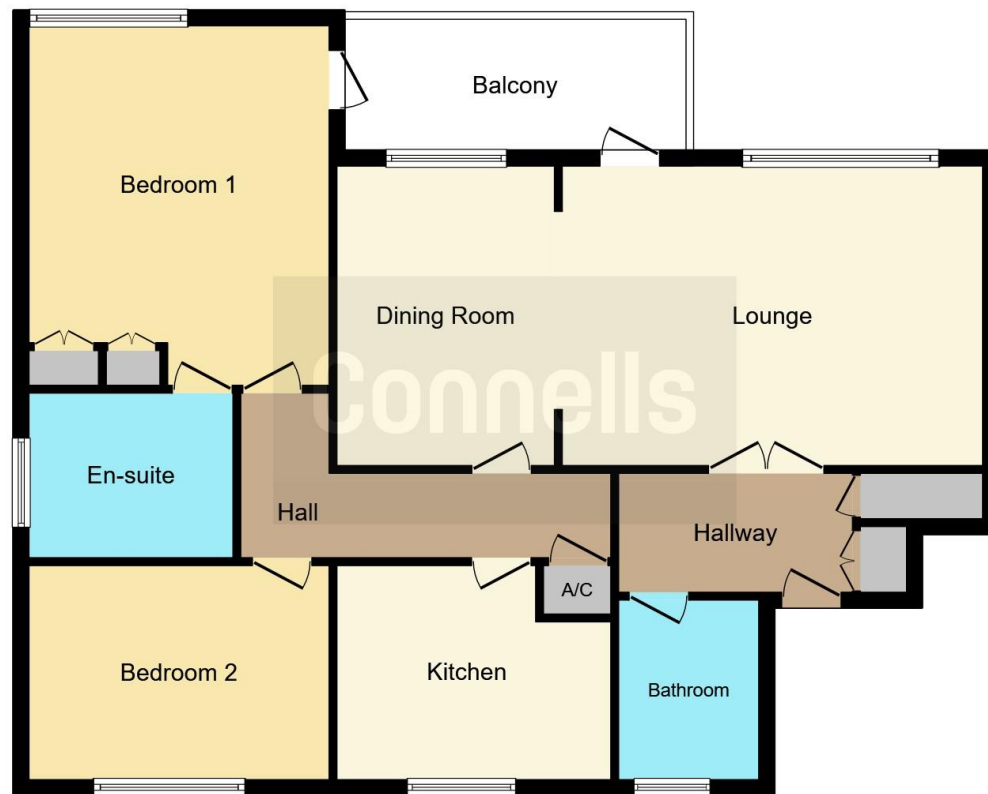
Lease:999 Years from March 1968

Service Charge: £2316.00 per annum

Ground Rent: TBC

Council Tax: Band E - BCP Council





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

**view this property online [connells.co.uk/Property/SBN305401](http://connells.co.uk/Property/SBN305401)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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