



4 St James Court The Avenue, Branksome Park BH13 6BF
Asking Price £375,000 Share of Freehold





A VERY SPACIOUS THREE BEDROOM APARTMENT is ideally positioned within **LEVEL WALKING DISTANCE** of **WESTBOURNE** as well as a short walk to the **BLUE FLAG BEACH** at Branksome Chine. Situated on the first floor, this well-presented apartment benefits from **TWO BATHROOMS** and a **GARAGE**. Both the **LOUNGE/DINER** and **MASTER BEDROOM** are **SOUTH-FACING**.

- **FIRST FLOOR APARTMENT**
- **LARGE LIVING AREA**
- **NO FORWARD CHAIN**
- **THREE BEDROOMS**
- **GARAGE**
- **CLOSE TO THE WESTBOURNE SHOPS**

Westbourne

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The Property

Set in The Avenue, St James Court is situated just a short level walk to Westbourne and having the Chine walks that give you access to the beach a short distance away.

Set on the first floor, you are met with a large hallway with all principal rooms, including three large storage cupboards. Double inlayed doors give access to the main living room which has dual aspect windows. With the south aspect facing balcony accessed from sliding doors. The separate kitchen is fully fitted out and has all appliances.

The generous master bedroom offers built in wardrobes and a modern en-suite with shower room, with two further bedrooms and a modern family bathroom.

The apartments are set in well landscaped grounds and this apartment benefits from a garage.

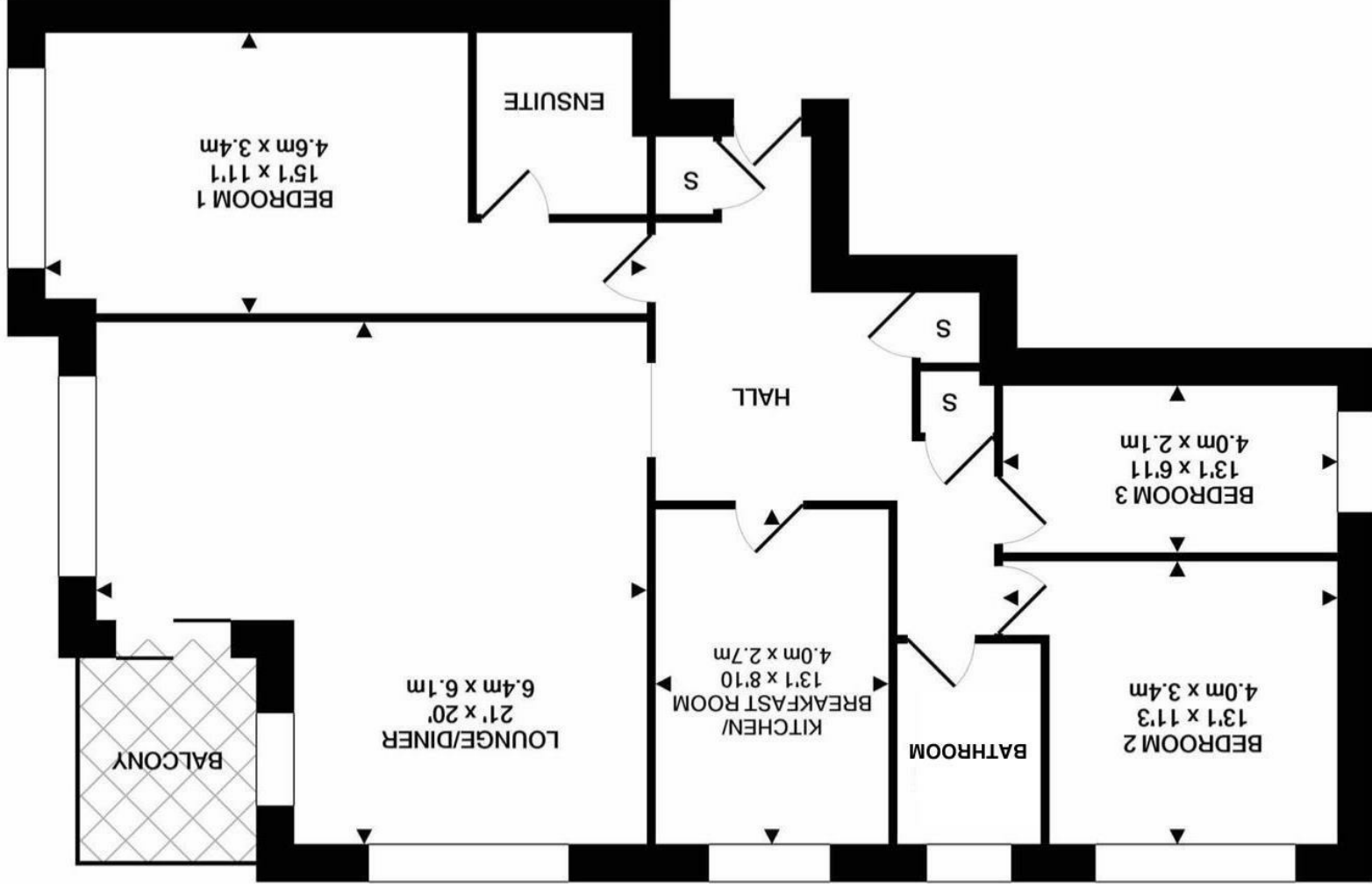
Maintenance

Tenure: Share Of Freehold

Maintenance Costs: £3,822 per annum (£1,025 of which goes into the sinking fund)

Council Tax Band: F





TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Energy Performance Certificate (EPC) Rating	A
Energy Efficiency Rating	81

Environmental Impact (CO ₂) Rating	
Environmental Impact (CO ₂) Rating	F
Environmental Impact (CO ₂) Rating	35-40

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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