



11 Beach Breeze 38a The Avenue, Poole BH13 6FG  
£500,000 Share of Freehold





**\*\*IMMACULATEY PRESENTED APARTMENT\*\*** This **TWO DOUBLE BEDROOM** top floor apartment is situated in a recently constructed development on The Avenue. The property boasts a **WEST FACING BALCONY** and **OPEN PLAN LIVING**.

- RECENTLY CONSTRUCTED APARTMENT
- WEST FACING BALCONY
- DESIGNATED PARKING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- BUILT IN FURNITURE FROM LIVING INTERIORS

### **Branksome Park**

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

### **Property Comprises**

A well presented top floor apartment situated in the newly constructed development of Beach Breeze. The apartment offers spacious accommodation throughout, benefiting from a bright lounge, kitchen-diner leading onto the west facing balcony, overlooking the well landscaped communal grounds. There are two double bedrooms, the main bedroom has an en-suite and built in wardrobes. In addition, there is a family bathroom and plenty of storage conveyed with the apartment.

Externally, this property benefits from a designated parking space, well landscaped communal grounds and ample visitors spaces.





Key Drummond

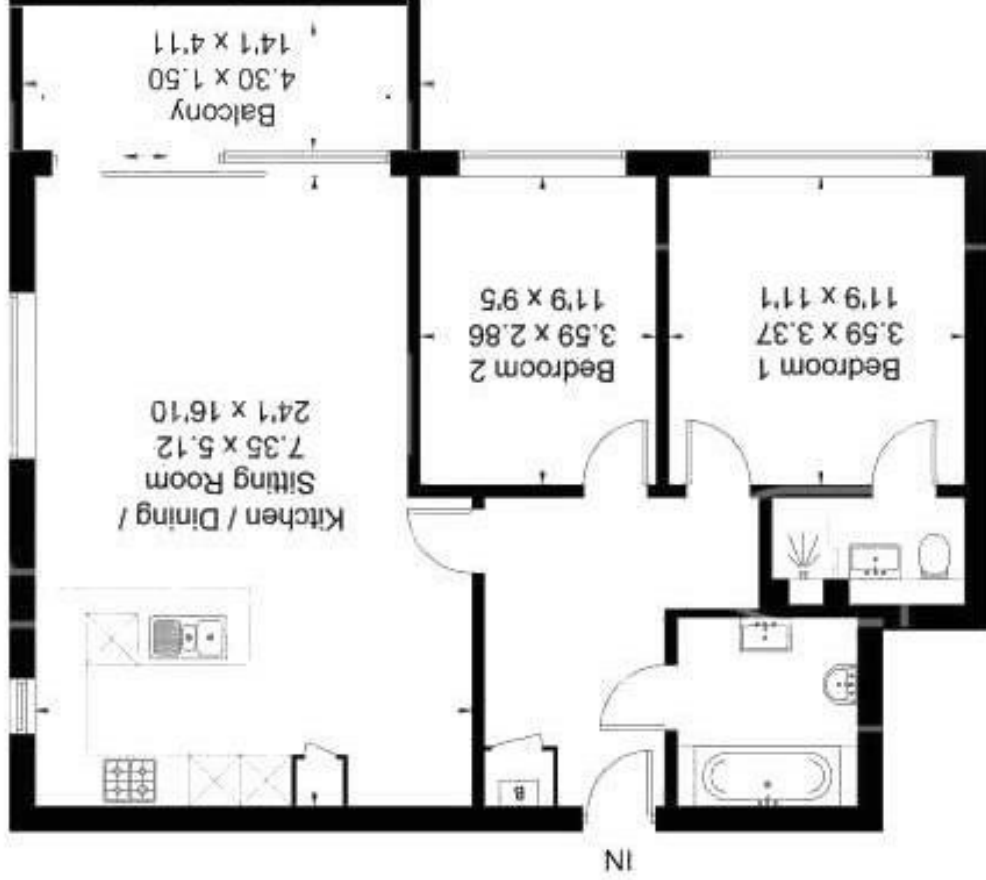
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### 38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 79.1 sq m / 851 sq ft  
Balcony Area = 6.4 sq m / 69 sq ft  
Including Limited Use Area (1.6 sq m / 17 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
founwallis-group.com 249465

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.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers 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.

Energy Efficiency Rating	
Energy Efficiency Class	A
Energy Efficiency Band	A
Energy Efficiency Score	92
Energy Efficiency Label	A
Energy Efficiency Legend	A
Energy Efficiency Description	Very energy efficient - lowest running costs
Climate	Excellent

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact Class	A
Environmental Impact Band	A
Environmental Impact Score	10
Environmental Impact Label	A
Environmental Impact Legend	A
Environmental Impact Description	Very low environmental impact - lowest CO <sub>2</sub> emissions
Climate	Excellent