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Flat 5 56 The Avenue, Branksome Park, Poole - BH13 6LW

£750,000







# Flat 5 56 The Avenue

## Poole

An exceptional first-floor apartment offering two spacious double bedrooms, finished to an extraordinary standard. This luxurious home has been improved and enhanced with high-quality design features throughout, creating an elegant living space perfect for discerning buyers located on the prestigious Avenue 200m from Branksome Beach.

- Balcony
- Breathtaking apartments under construction
- 200 metres from Branksome Chine Beach
- Sea-glimpses from the balcony during the winter months
- Underground garage
- Exclusive development of just 10 apartments and 1 penthouse
- Council Band F
- Share Of Freehold

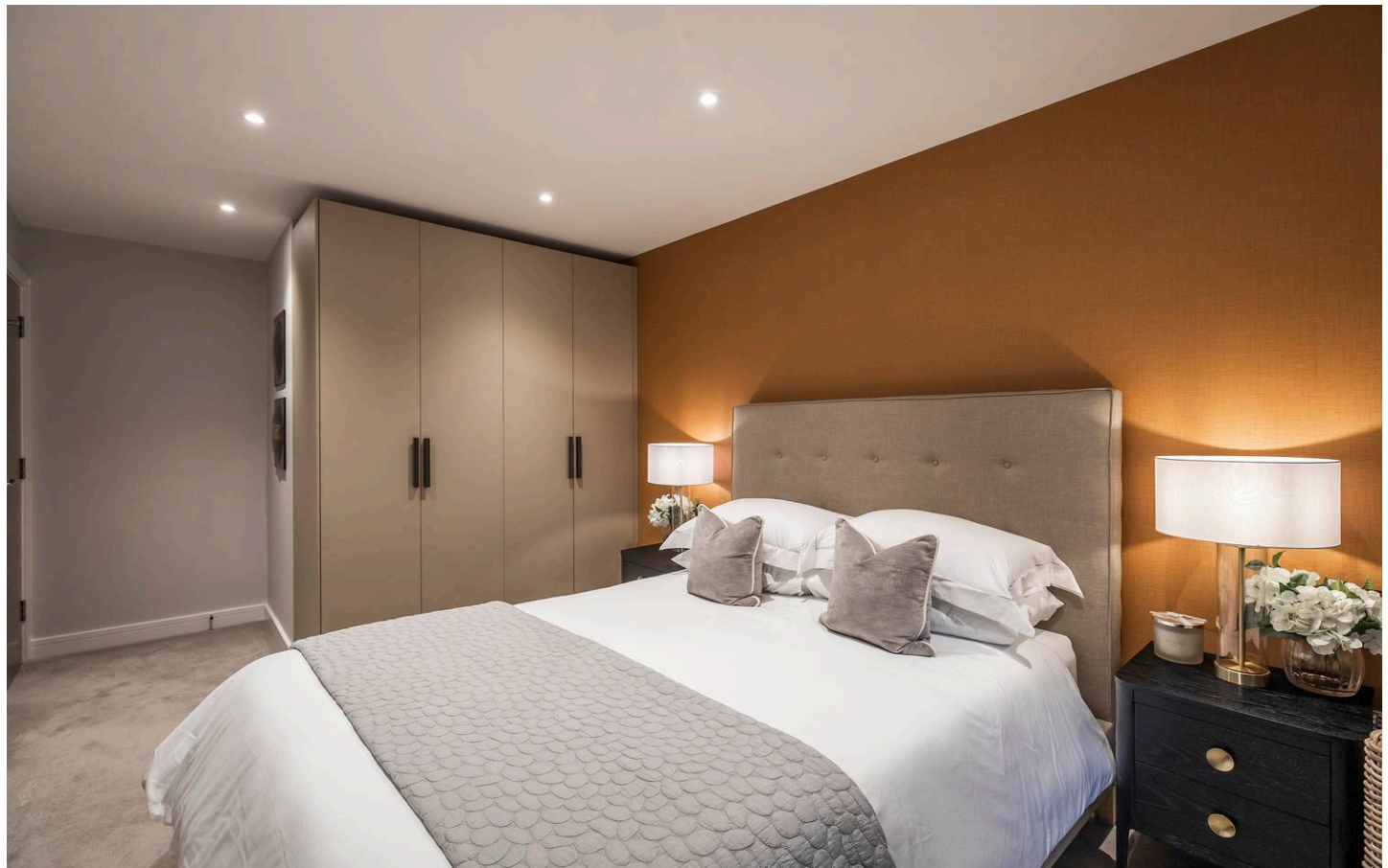




This luxurious first-floor apartment offers two spacious double bedrooms, finished to an extraordinary standard and enhanced with high-quality design features throughout. The open-plan living and dining area has been beautifully designed with tiled flooring throughout the apartment with luxury carpet in the bedrooms, creating a warm and welcoming atmosphere. A built-in television display shelf adds to the modern aesthetic, and the space opens out to a private balcony fitted with porcelain tiles, privacy glass and views from the living room and balcony during the winter months. This peaceful outdoor retreat can be accessed from both the living area and the principal bedroom. The apartment features a high-specification Abitalia-designed kitchen with porcelain worktops, a waste disposal unit and a range of integrated appliances, meticulously designed for both functionality and style. Both bedrooms are generously sized, offering luxury freestanding wardrobes for ample storage. The main bathroom is fully tiled, with a bath and shower overhead. High-quality finishes, including exceptional tiling and mood lighting, create a luxurious and calming environment.

The property comes with beautifully selected furniture available by separate negotiation, as well as custom-designed curtains and blinds, all contributing to the apartment's sophisticated aesthetic. Additional features include two parking spaces, with the second space available by negotiation. Both spaces are secure and located in the underground car park, accessed through prestigious communal grounds. Pets are allowed under licence, adding to the apartment's appeal. Offered with no forward chain, this apartment is an ideal purchase for those seeking a seamless move, as a main residence or second home.

Situated just 200m from Rockwater Restaurant and Branksome Beach, this prime location offers the best of coastal living. Westbourne Village, with its excellent restaurants, shops, and Marks & Spencer's, is just minutes away, providing further convenience as is Canford Cliffs village. The property also benefits from excellent transport links, including train services to London. This property exemplifies quality, sophistication, and high specification, making it perfect for use as either a main residence or a second home in this highly sought-after location.

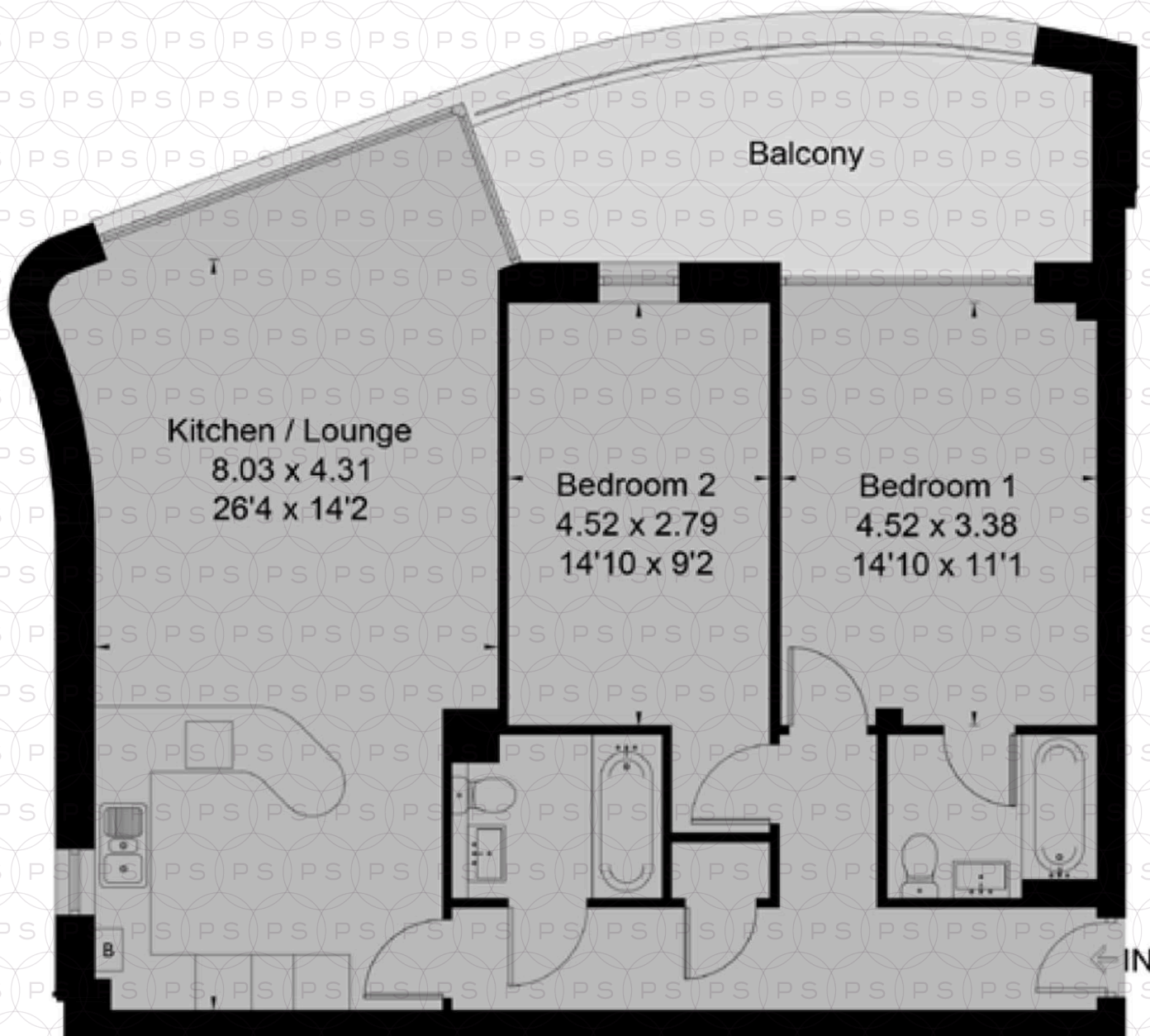




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Approximate Floor Area = 88.1 sq m / 948 sq ft

Terrace = 13.7 sq m / 147 sq ft







## Philippa Sole Ltd

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