P S

Flat 11, The Squirrels 24A The Avenue, Poole - BH13 6AF

£395,000

Flat 11, The Squirrels

24A The Avenue, Poole

Positioned on the third floor of a well-appointed, purpose-built development on tree lined The Avenue, this beautifully presented apartment combines generous proportions with an attractive outlook across established communal gardens. A wide south facing balcony extends across the principal living space and main bedroom, creating a natural outdoor extension to the accommodation. Westbourne Village is approximately 600 metres away, while Branksome Chine beach is less than 1.5km from the property, making this a well placed main residence or coastal second home.

- No onward chain
- Exceptionally well maintained development
- Third floor with lift access
- Wide south facing balcony
- Landscaped communal gardens
- Double garage with remote operated door
- Westbourne Village approximately 600m
- Beach less than 1.5km
- Internal floor area of approximately 1239.1 sq. ft.
- Service Charge: Approx £3,425 per annum
- Leasehold: 999 year lease renewed in 2006
- Pets and holiday lets are not permitted
- Council Tax Band E: £2,933.31 per annum
- EPC Rating: C

ABOUT THE PROPERTY

A secure entrance lobby with entry phone system leads to the lift and communal staircase, providing access to the third floor. When entering the apartment, the spacious entrance hall immediately establishes the scale of the apartment and incorporates two generous storage cupboards.

The principal reception room is arranged as an open plan living and dining space, with large windows drawing in natural light and framing the landscaped garden outlook. Doors open directly onto the south facing balcony, providing space to sit outside, whatever the weather.

The separate modern kitchen is fitted with floor and wall mounted cabinetry, solid wood worktops and a range of integrated appliances, providing practical preparation and storage space away from the main reception room.

The main bedroom shares the garden outlook and has direct balcony access, fitted bedroom furniture and a full en suite bathroom. The second bedroom is also a double with fitted furnishings, while the third provides flexibility as a guest bedroom or dedicated study. A fully tiled family bathroom serves the remaining accommodation.

Double glazing and gas central heating complete the apartment.

OUTSIDE

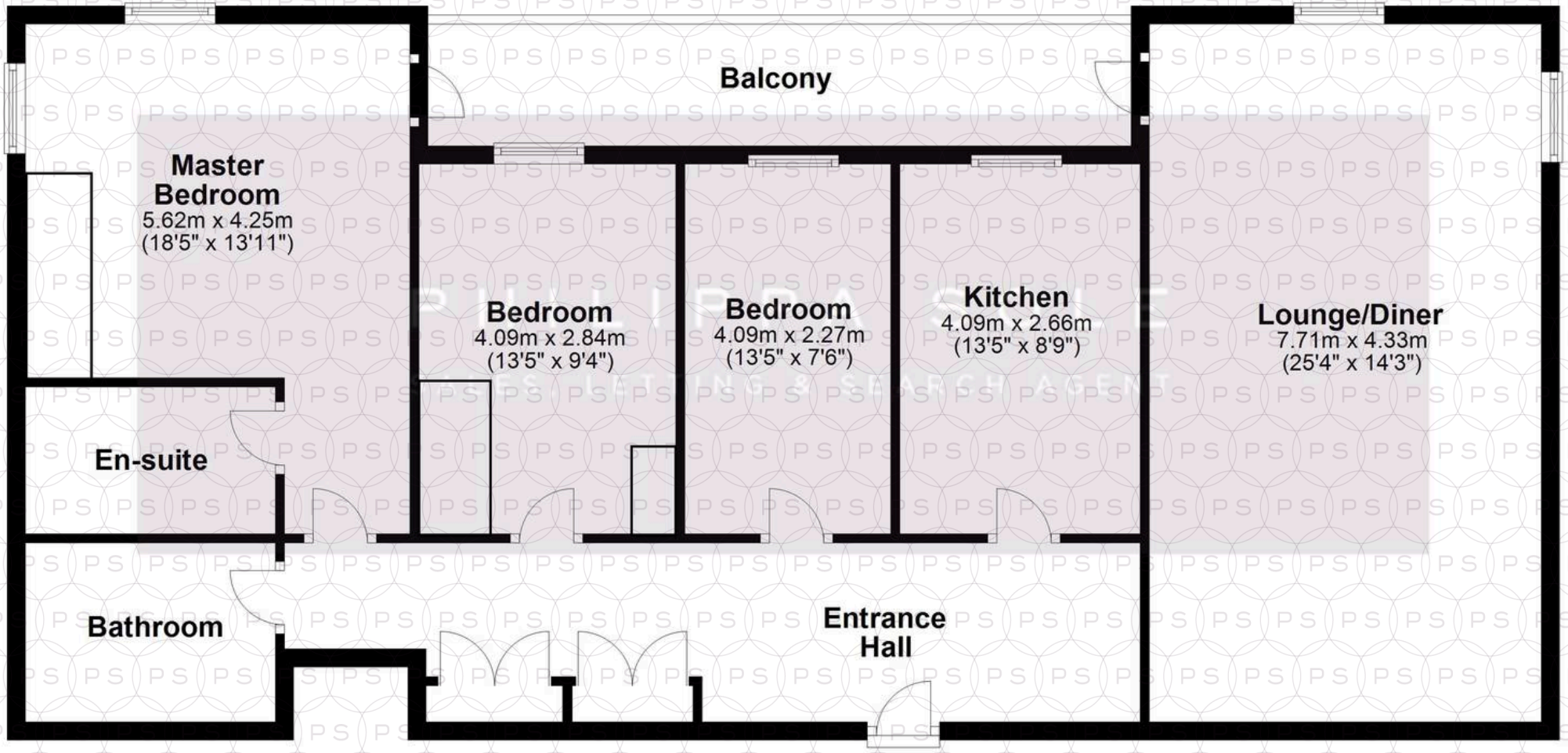
Mature communal gardens provide an established landscaped setting and form the principal outlook from the apartment. A remotely operated door provides access to the double garage, offering secure parking together with useful storage. plus additional surface parking space for visitors.

LOCATION

Westbourne Village is approximately 600 metres away, with cafés, restaurants, independent shops and Marks & Spencer Foodhall. Branksome Chine beach is less than 1.5km away. Branksome Station provides direct rail services to London Waterloo in approximately two hours.

First Floor

Approx. 115.1 sq. metres (1239.1 sq. feet)



Total area: approx. 115.1 sq. metres (1239.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.