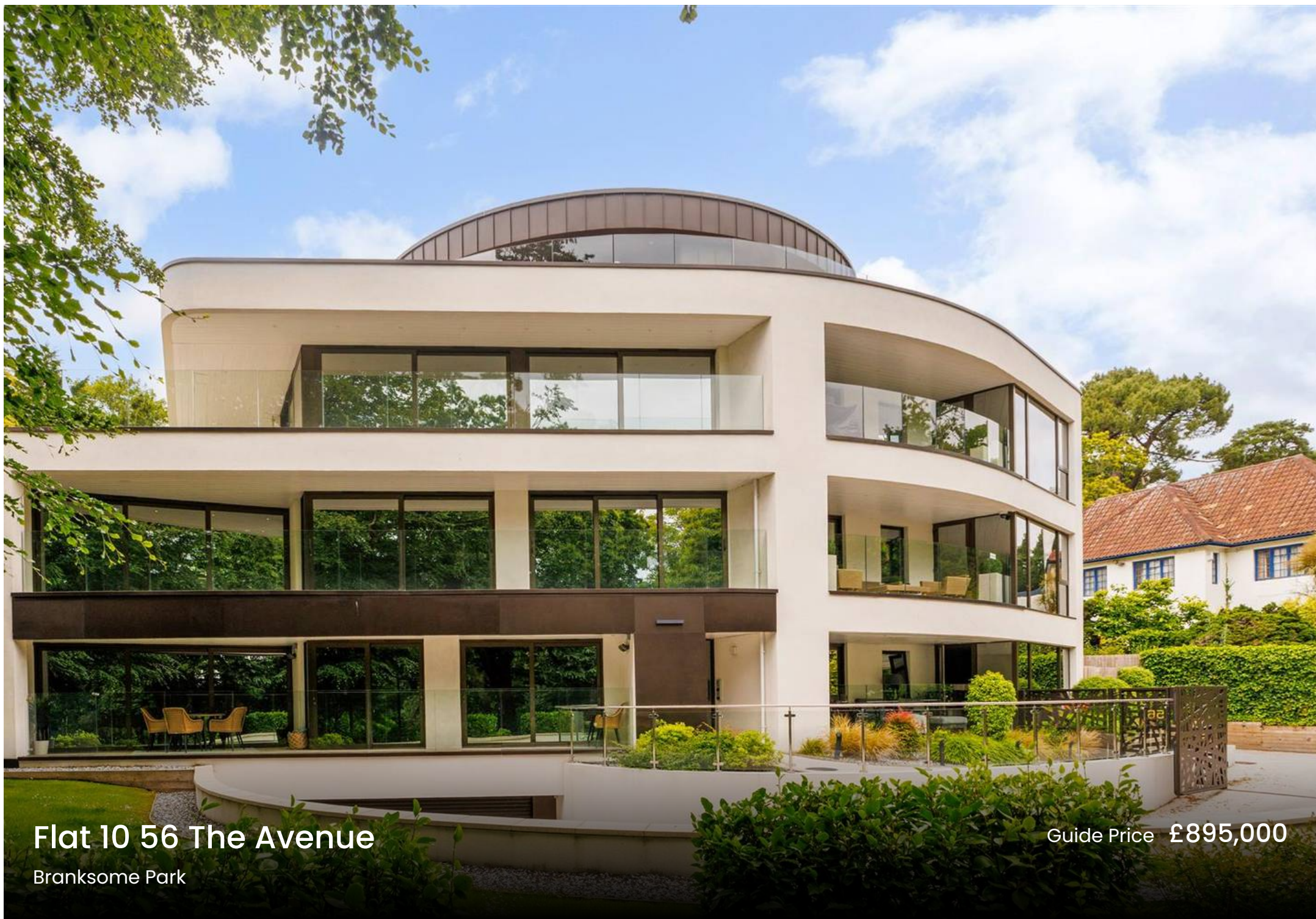




Flat 10 56 The Avenue

Branksome Park

Guide Price £895,000





# Flat 10 56 The Avenue

## Branksome Park

Set behind secure gates and approached via an elegant communal entrance, Apartment 10 occupies a prominent position within this prestigious development and is one of only two properties to offer three bedrooms.

The expansive open-plan layout forms the social heart of the home, featuring a seamless flow between the kitchen, dining and living areas. The kitchen is appointed to an exceptional standard, complete with a stone-topped central island, breakfast bar and integrated high-end appliances. Doors open onto the spectacular sun terrace– a true highlight of the property, ideal for alfresco entertaining and relaxation.

The principal suite includes a dressing area and sumptuous en suite bathroom. A second designer bathroom serves the remaining two bedrooms.

With a secure underground parking space and private lockable storage, plus features such as app-controlled underfloor heating, air source heat pump, alarm system, and integrated Bluetooth audio, this apartment epitomises modern coastal luxury.

Council Tax band: F

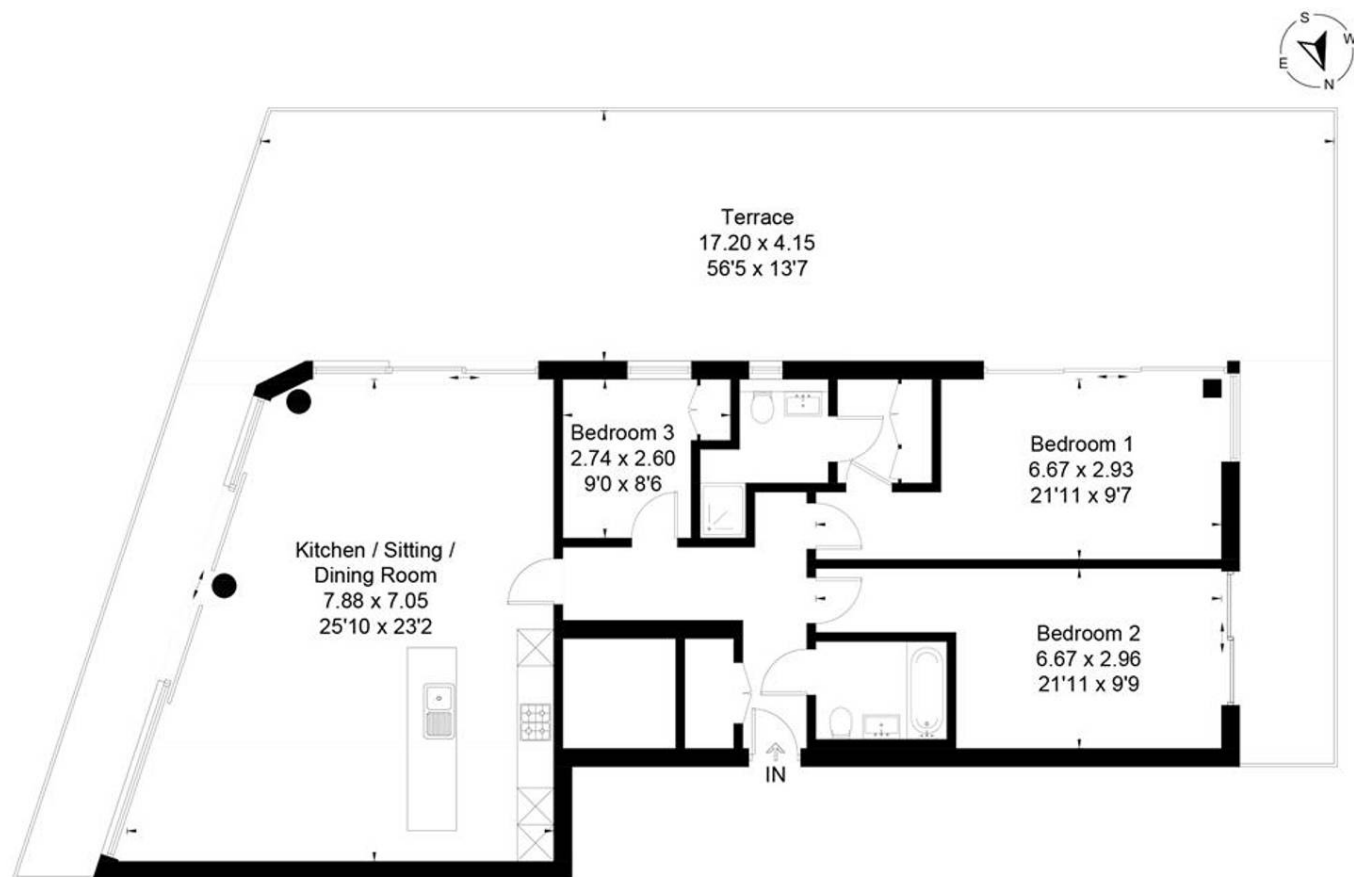
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Approximate Floor Area = 109.8 sq m / 1182 sq ft





## Lloyds of Canford Cliffs

32 Haven Road, Canford Cliffs BH13 7LP

01202708044 • [enquiries@lloydsofcanfordcliffs.com](mailto:enquiries@lloydsofcanfordcliffs.com) • [www.lloydsofcanfordcliffs.com](http://www.lloydsofcanfordcliffs.com)