



*Price Guide £485,000*

9 Chalbury 34 The Avenue, Branksome Park, Poole, BH13 6EH



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A well presented and spacious third floor apartment boasting over 1000 sqft of accommodation. The apartment benefits from ample outside space with two balconies, underground parking and is offered with no forward chain.

- THIRD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- UNDERGROUND PARKING
- SHORT DISTANCE TO WESTBOURNE
- WELL PRESENTED THROUGHOUT

Local Authority BCP, Tax Band E, Tenure: Share of Freehold



### *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 spacious and well-presented two-bedroom third floor apartment set within Chalbury, an established development on The Avenue, Poole, offering generous accommodation, two balconies and a bright outlook over the surrounding trees.

The property extends to approximately 1,028 sq ft and is arranged around a welcoming entrance hall with useful storage. The standout feature is the impressive sitting room, measuring over 23 ft in length, with ample space for both relaxing and entertaining. Large windows and doors provide excellent natural light and access onto a private balcony, creating a pleasant connection to the outside.

The kitchen/dining area is fitted with a range of cream shaker-style units, integrated appliances and worktop space, with room for a dining table. There







are two well-proportioned bedrooms, both with built-in wardrobes and cupboards. The principal bedroom benefits from an en-suite shower room and direct access to the larger balcony, while the second bedroom also has direct access to the larger balcony and is served by a separate family bathroom.

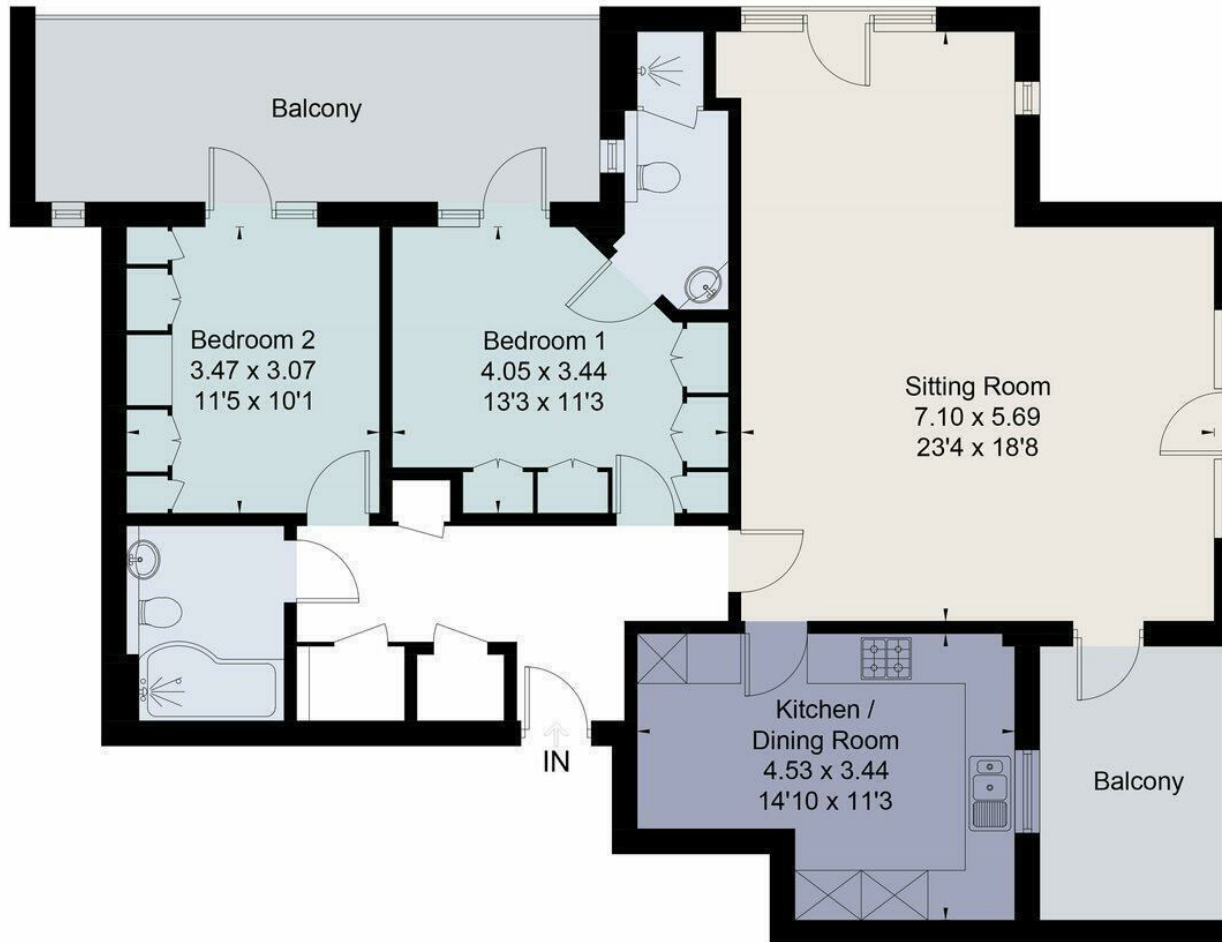
The apartment enjoys a leafy, elevated outlook from multiple rooms, with mature trees visible from the reception space, bedrooms and balconies. The Avenue remains one of Poole's most sought-after residential addresses, well placed for the amenities of Canford Cliffs, Westbourne, Branksome Park and the beaches at Sandbanks and Branksome Chine. A generous apartment in a highly regarded location, ideal as a main home, downsizer, lock-up-and-leave or coastal retreat.

Outside: Well-maintained landscaped gardens surround the property. There is ample parking for residents and visitors, together with an underground basement garage where the apartment benefits from one allocated parking space with EV charging point infrastructure installed but not active.

The property is held on a 999-year lease, with each apartment having a share in the freehold management company.

Maintenance: Awaiting details.

Approximate Area = 95.5 sq m / 1028 sq ft  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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