



Flat 5 Beach Breeze 38a The Avenue, Branksome Park, Poole, BH13 6FG

£1,800 Per Month

TO LET



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



Directions

## THE PROPERTY

This THREE BEDROOM apartment is situated in a recently constructed development on The Avenue. The property boasts a LARGE BALCONY and OPEN PLAN LIVING.

Internally the property comes with two double bedrooms and a single bedroom, an ideal study for those who work from home. There are two stylish shower rooms with contemporary Porcelanosa tiling. The open plan living area is both light and bright and the handle-less kitchen is finished in matt with stone worktops and plenty of storage with a host of integrated appliances. Large sliding doors give access to the spacious balcony with a pleasant outlook.

The property comes with underfloor heating and allocated parking. There is plenty of visitors parking within the development and owners have access to an outside communal storage area/cycle store.

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.

## SITUATION