

7 THE AVENUE, POOLE, BH13 6AE

Guide Price £350,000 - £375,000


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** NO FORWARD CHAIN **

A truly delightful second floor 3 bedroom apartment, with share of freehold and garage in a block.

Set within the beautifully maintained grounds of Kingsgate, in the heart of prestigious Branksome Park, this spacious apartment offers generous and well-proportioned accommodation, with delightful views over the communal gardens and surrounding woodland.

The apartment is approached via a secure communal entrance with lift and stair access. A welcoming entrance hall leads to a particularly spacious triple-aspect sitting and dining room, enjoying an abundance of natural light and opening onto a secluded south facing balcony, ideal for outdoor dining or simply relaxing. The separate updated kitchen enjoys a pleasant westerly outlook.

There are three good-sized double bedrooms are all at the rear, each overlooking the attractive communal gardens, together with an updated family bathroom, separate cloakroom and useful storage cupboards.

Kingsgate is surrounded by beautifully tended communal gardens, with ample parking and the added benefit of a private garage. Parking is by permit, and the apartment has one permit and one visitor permit as well as the garage.

Ideally positioned in the heart of Branksome Park, the apartment is within easy reach of the sandy beaches at Branksome Chine, along with the popular villages of Westbourne and Canford Cliffs, both offering an excellent selection of independent shops, cafés and restaurants.

Service charge is £831.25 per quarter making an annual service charge of £3,325.00. Includes building insurance, water/sewage for flats, external window cleaning, cleaning of communal halls and maintenance of grounds and gardening







- Share of freehold
- 3 Double Bedrooms
- Southerly Balcony
- Double Aspect Reception Room
- Updated Kitchen and Bathroom
- Long Lease 951 years remaining
- Communal Gardens
- Parking and Garage
- Council Tax Band D
- EPC Rating: C



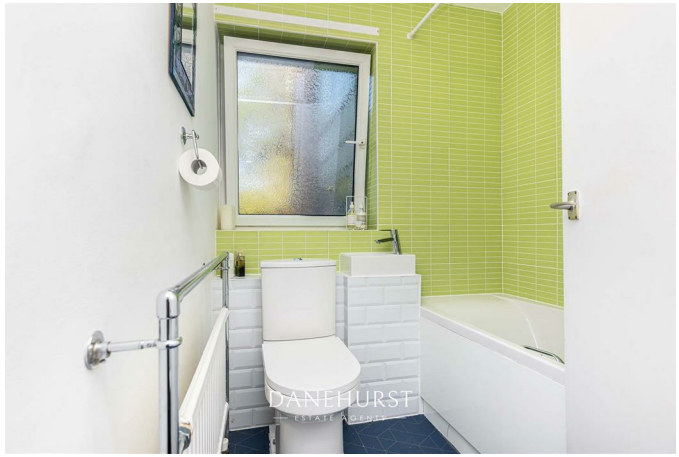










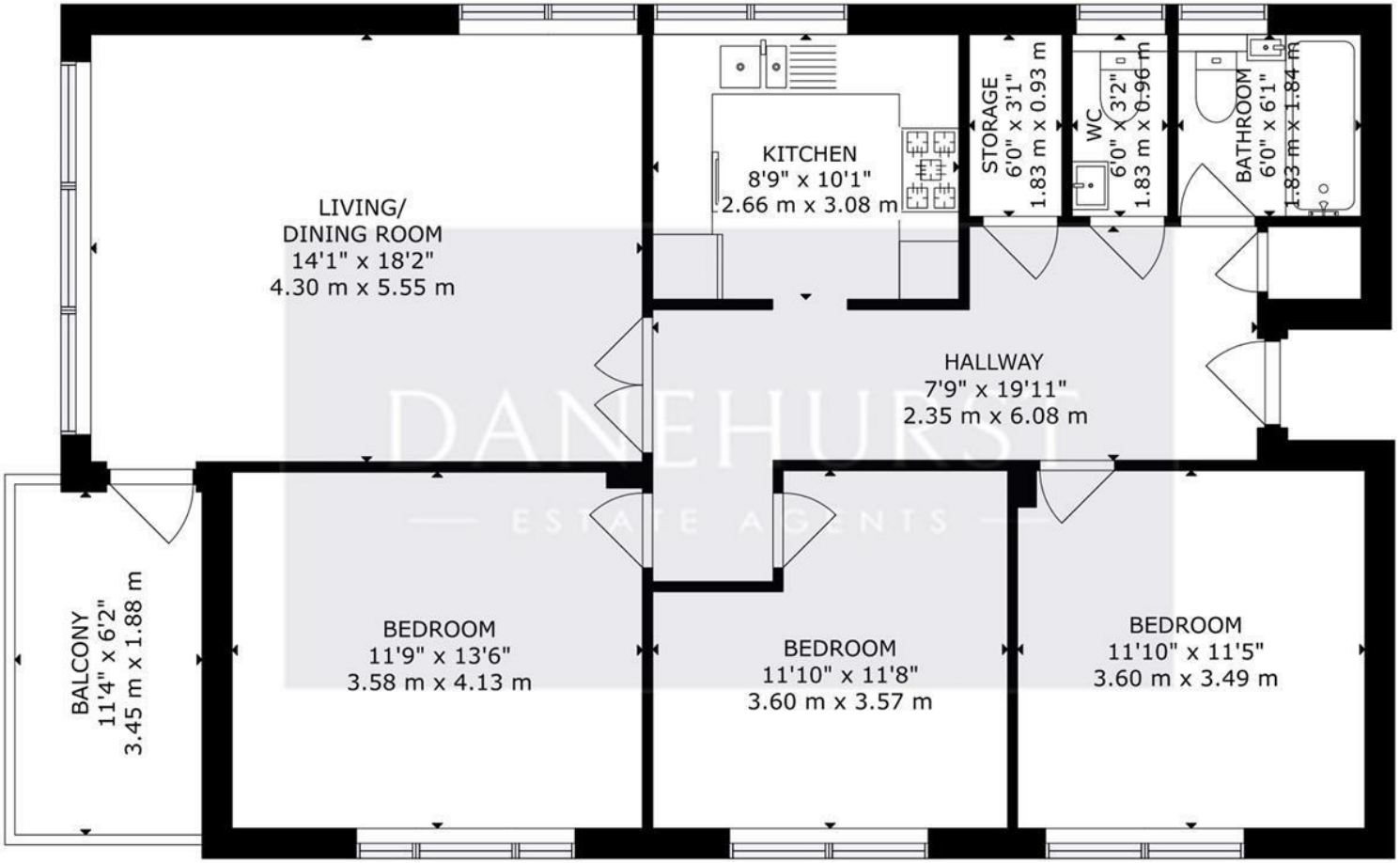


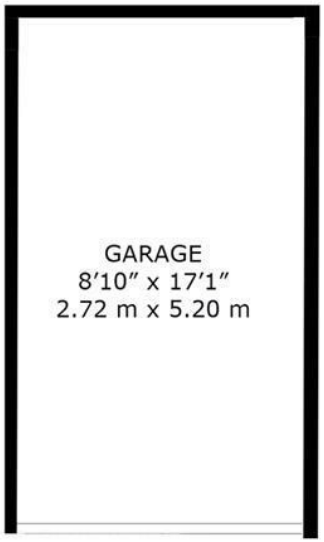
Location

Branksome Park is one of the area's most desirable residential locations, renowned for its leafy avenues, mature woodland and peaceful surroundings. The beautiful beaches of Branksome Chine and the popular villages of Westbourne and Canford Cliffs are close by, offering a wonderful choice of shops, cafés and restaurants.

The nearby centres of Bournemouth and Poole provide further shopping and leisure facilities, whilst excellent transport links include Branksome railway station, with services to London Waterloo, and convenient access to the A338 and A31.







GROSS INTERNAL AREA
EXCLUDED AREAS: BALCONY: 70 sq.ft, 7 m²
TOTAL: 1022 sq.ft, 95 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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