



THE AVENUE,  
BRANKSOME PARK











## DETAILS

Offering exceptional value, Chalbury was built by the highly regarded Whitelock Group in the much sought-after area of Branksome Park and close to the affluent Canford Cliffs Village. The award-winning golden sandy beach at Branksome Chine is no more than half a mile away, while Westbourne, with its amazing array of day to day shops, boutiques, coffee bars and brasseries is a level walk away.

A lift and stairs provide access to this fabulous 4th floor 1329 sq ft apartment presented for sale in pristine condition and decorated in neutral tones throughout.

The entrance hall provides plenty of storage cupboards and the dual aspect living room offers ample space for sofas and a large dining table. Patio doors open to the balcony which overlooks the beautifully manicured and maintained gardens. The kitchen/breakfast room comes with an excellent range of integrated Miele and Siemens appliances.

There are three double bedrooms, including a lovely master suite complete with Juliette balcony, fitted wardrobes and en-suite facilities. Bedroom Two also benefits from a Juliette balcony and access to the main balcony whilst Bedroom Three also has access to the balcony. A modern family bathroom completes the accommodation.

Further benefits include gas heating, double glazing, secure parking and visitor parking.

There is no chain attached to the sale of this property and viewing is highly recommended for those who are downsizing from a house, upsizing from a smaller apartment or those looking for a luxurious lock up and leave holiday home near the sea. Pets and holiday lets are not permitted at Chalbury.

Share of Freehold - Length of Lease 999 years from 2007  
Maintenance – approximately £3116 per annum (TBC)  
Council tax Band F

## AT A GLANCE

Guide Price:	£525,000
Tenure:	Leasehold - Share of Freehold
Stamp Duty:	£16,250
Local Authority:	BCP Council
Council Tax:	BCP (Poole) Band F

## KEY FEATURES

- Stunning 1329 sq ft apartment
- 3 double bedrooms, 2 bathrooms
- Super size living/dining room
- Stylish kitchen/breakfast room
- Sun terrace with tree top views
- Secure underground parking plus plenty of visitor parking
- Gold sandy beach nearby



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