

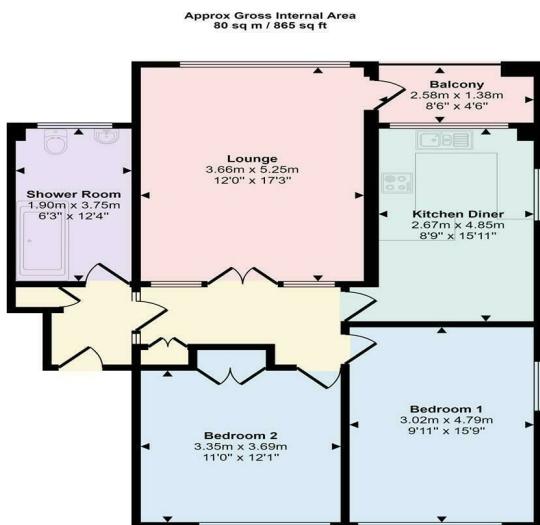


STRATTON OAK ESTATES



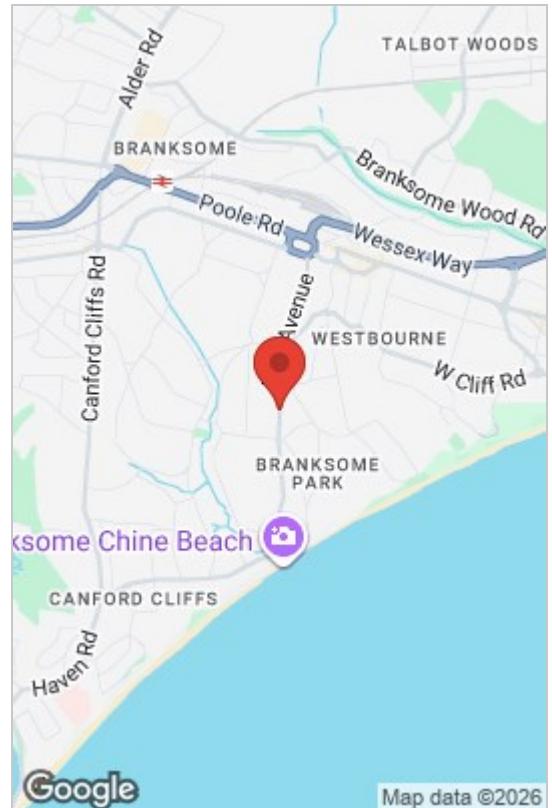
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21 The Avenue, Poole, BH13 6HH
Guide Price £275,000



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Ground floor flat offered with no forward chain
- Two large double bedrooms – both suitable as master
- Modern shower room with large walk-in shower
- Private garage and additional permitted parking
- Spacious living room with ground floor balcony and garden views
- Kitchen/dining room with plentiful storage and dining space
- Excellent internal storage throughout
- Peaceful Branksome Park location near Blue Flag beaches, Westbourne & Sandbanks

Immaculate two-bedroom PET FRIENDLY, ground floor apartment in the prestigious Gleneagles development, Branksome Park. Boasting a spacious lounge with balcony and garden views, two generous double bedrooms, a modern shower room, and a kitchen/dining room. Includes garage and permitted parking. Moments from Branksome Chine beach, Westbourne, and Sandbanks.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	
		48	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.