

FOR SALE



Branksome Park, Poole
Asking Price Of £375,000


MARTIN & CO



Branksome Park, Poole

2/3 Bedrooms, 2 Bathroom

Asking Price Of £375,000

- SHARE OF FREEHOLD
- REMAINING LEASE 941 YEARS
- 3RD BEDROOM / DINING / STUDY
- PRIVATE BALCONY
- PRIVATE GARAGE
- COMMUNAL GARDENS

GREAT LOCATION

Branksome Park, a conservation area with low density housing zones, enjoys a prime location, conveniently positioned between the town centre of Poole and Bournemouth. This advantageous placement allows residents to fully indulge in the renowned shopping and leisure amenities offered in the area, including the blue flag beaches at Branksome Chine and the internationally acclaimed Sandbanks Peninsula.

The transportation infrastructure is well-developed, with both Bournemouth and Poole hosting mainline railway stations providing services to Southampton and London. Furthermore the nearby A338 provides excellent connections to Southampton and beyond, ensuring convenient transport options.

Avenue Court, is a purpose-built development with an elegant in-and-out driveway, is surrounded by meticulously kept communal gardens. The apartment is located on second floor and is only a short stroll away from the superb selection of shops, bars, and restaurants in Westbourne Village.



Access to the apartment is through a communal entrance, leading to a spacious entrance hall that features three conveniently placed storage cupboards. The building is equipped with reliable and efficient lift allowing seamless transportation to all floors.

The primary bedroom, complete with fitted wardrobes, provides a picturesque view of the communal gardens and features an interconnecting door leading to the balcony. Externally, the apartment boasts a spacious south-facing balcony, privately enclosed by railings. The second bedroom is spacious and is illuminated by two windows. At the heart of the flat lies a well-proportioned kitchen with contemporary cabinets and a window overlooking the beautifully maintained communal gardens. Adjacent to the entrance door, there is a versatile room that can serve as a third bedroom, dining area, or office. The main bathroom exudes modernity, featuring floor-to-ceiling tiled walls, sleek sanitary fittings, and a bathtub. Next to it, a separate cloakroom/WC also showcases tiled walls and contemporary sanitary ware.

The large living room seamlessly connects to the private balcony through double doors. The elongated hallway is divided into two sections: a sizable entrance hallway with two ample cupboards and the remaining hallway gracefully winds its way through the property, creating a delightful zig-zag pattern and granting access to all the main rooms.

Included with the apartment is a private garage located in a separate block.

The apartment is sold without a chain.

Room sizes:

- Bedroom 1 - 13' 1" x 9' 10" (4.00m x 3.00m)**
- Bedroom 2 - 18' 4" x 14' 1" (5.60m x 4.30m)**
- Bed 3/Dining/Study - 12' 1" x 9' 10" (3.70m x 3.00m)**
- Kitchen - 15' 1" x 8' 6" (4.60m x 2.60m)**
- Hallway - 22' 3" x 4' 7" (6.80m x 1.40m)**
- WC - 7' 2" x 3' 11" (2.20m x 1.20m)**
- Bathroom - 9' 10" x 5' 10" (3.00m x 1.80m)**
- Living Room - 18' 0" x 13' 3" (5.50m x 4.05m)**
- Balcony**



Tenure: SHARE OF FREEHOLD
Lease Term: 999 years from 2 April 1965
Remaining: 941 years
Annual Service Charge: £2,200
Annual Ground Rent included
Council Tax Band D
EPC C

DISTANCES:

- 1.0 km to Branksome Train Station
- 1.4 km to Branksome Dene & Alum Chine Beach
- 2.0 km to Bournemouth Town Centre
- 2.2 km to Bournemouth & Poole University
- 2.7 km to Parkstone Poole Train Station
- 3.2 km to Poole Hospital
- 4.0 km to Poole Sovereign Shopping Centre.
- 8.0 km to Bournemouth International Airport.

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

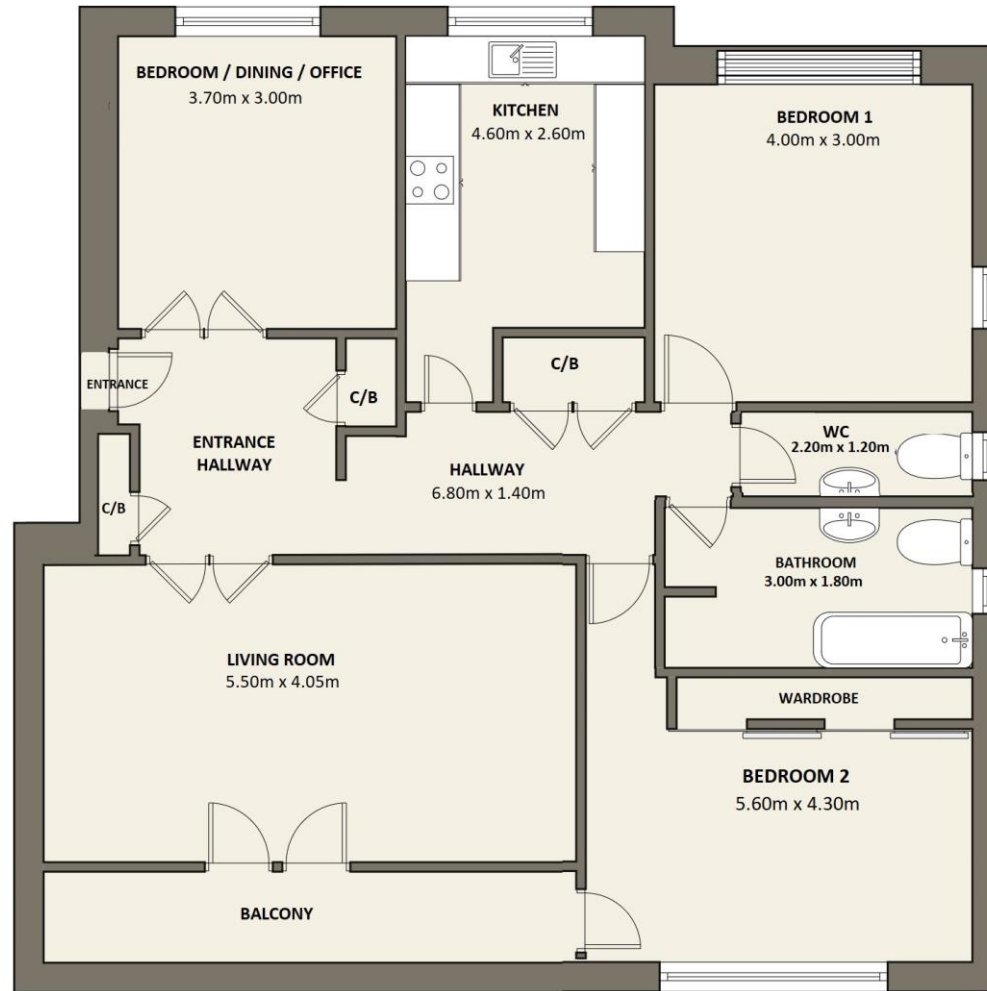
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

