

**Flat 27 Oakhurst, 14 The Avenue,
Branksome Park, Poole, BH13 6HP**

**£165,000
Leasehold**



Situated within the highly sought after area of Branksome Park is this two bedroom retirement apartment which forms part of a prestigious development set within beautifully manicured gardens and is within a short level walk of Westbourne which offers an excellent range of independent shops, cafes and restaurants. The property offers spacious and well configured accommodation comprising hallway with excellent built in storage, lounge/dining room which opens onto a balcony with a lovely Sylvan outlook, fitted kitchen, two double bedrooms and a family bathroom. Features include electric heating, double glazing, a residents lounge, laundry room, guest suite, house manager and careline. Parking is on a first come basis. Offered with vacant possession.

APPROACH The property is approached through a secure communal front door which opens into the residents lounge area. There is a lift and stairs to all floors. Flat 27 is situated on the fourth floor.

ENTRANCE HALL Large walk in storage cupboard measuring 9' 8" x 3' 11" with fitted slatted wooden shelving and hot water cylinder. Further walk in storage cupboard, built in full height cloaks cupboard with hanging rail and fitted shelf and full height cupboard housing electricity meter and consumer unit. Wall mounted storage heater.

LOUNGE/DINING ROOM 21' 6" x 10' 9" (6.55m x 3.28m) Feature ornamental fireplace, wall mounted storage heater, UPVC double glazed window with matching glazed door to balcony.

BALCONY A covered balcony which enjoys lovely tree top views. Glass and stainless steel balustrade, tiled floor and outside light.

KITCHEN 7' 7" x 7' 2" narrowing to (2.31m x 2.18m) From the lounge glazed double doors open into the kitchen which is fitted with a range of modern units comprising base and wall mounted drawers and cupboards with wood effect roll top worksurface areas having ceramic tiled splashbacks, single drainer stainless steel sink unit with chrome mixer tap, built in split level electric oven with four ring electric hob with extractor hood above, integrated fridge and separate integrated freezer, UPVC double glazed front aspect window, wall mounted electric heater.

BEDROOM 1 11' 9" x 10' (3.58m x 3.05m) Double aspect with UPVC double glazed windows to front and side aspect, wall mounted storage heater, range of mirror fronted built in wardrobes.

BEDROOM 2 11' 11" x 8' 8" (3.63m x 2.64m) UPVC double glazed front aspect window, wall mounted electric radiator, UPVC double glazed front aspect window.

BATHROOM Panel enclosed bath with mains shower, rail and curtain. Low flush WC, wash hand basin with cupboards beneath, mirror and light above, fully ceramic tiled walls, UPVC double glazed side aspect window, wall mounted electric heater.

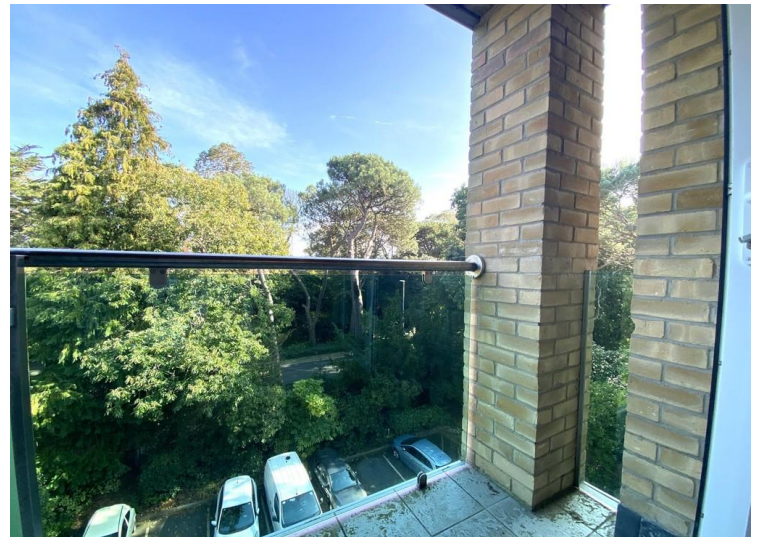
OUTSIDE The development is set within beautifully landscaped and manicured communal gardens which offer a number of areas for outdoor seating.

PARKING Parking is on a first come basis.

COMMUNAL FACILITIES These include a residents lounge, laundry and guest suite. There is also a 24 hour careline and house manager.

TENURE Leasehold. 125 years from 2005.

SERVICE CHARGE £2043.73 half yearly.



GROUND RENT £230.00 half yearly.

COUNCIL TAX BAND 'E' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. 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. 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 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.

Ref: 15094



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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