

BELVOIR!

Bournemouth
122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU

The Avenue, Branksome Park, Poole, Dorset BH13 6HE



Guide Price £550,000 Leasehold -
Share of Freehold

Call: 01202 430 108

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* LUXURY THREE DOUBLE BEDROOM APARTMENT IN BRANKSOME PARK * HIGH QUALITY SPECIFICATION THROUGHOUT * BEAUTIFUL KITCHEN/DINER * STUNNING BATHROOM AND EN-SUITE * DOUBLE GARAGE * SOUTH FACING BALCONY * INTERNAL VIEWING HIGHLY RECOMMENDED *



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This stunning three double bedroom top floor flat (2nd floor) is located in The Avenue, within the sought after area of Branksome Park.

The property has been fully refurbished to an exceptionally high standard, including; under-floor heating in the luxury bathrooms, Sonos hardwired media system with Bluetooth control and a range of high quality, integrated kitchen appliances.

Upon entering the flat you'll notice the high quality of the carpets underfoot and will also see a number of handy full-height storage cupboards in the hallway. The spacious lounge has sliding UPVC patio doors leading out onto the South facing balcony which is an ideal sun trap in the summer months. The lounge leads onto the kitchen/diner which has a sleek tiled floor, contemporary modern kitchen units and granite work surfaces. The kitchen comes with integrated appliances including, double electric ovens, separate steam oven, microwave, five burner gas hob, dishwasher, washing machine, fridge-freezer and a wine cooler. The bright double aspect windows mean this room is filled with sunlight during the day and into the afternoon. The contemporary styled modern bathroom has a lovely freestanding bath, modern vanity unit and WC. It has fully tiled walls and floor with electric under-floor heating.

Across from the bathroom is a spacious master bedroom similar in size and position to the lounge, with a sunny aspect window and fitted wardrobes.

The second bedroom also has similar fitted, double wardrobe space and comes with its own en-suite shower room, which has under-floor heating like the main bathroom and is finished in the same contemporary style with a fantastic walk-in shower rather than a bath. The third bedroom is also a good size and comes with more fitted storage, whilst also housing the new gas central heating system. As well as having UPVC double glazing, the property was given extra insulation when it was refurbished to keep energy bills low.

Outside there is the added benefit of beautiful communal

gardens and a double garage with an electric up and over electric door.

Tenure: Share of Freehold

Service Charge: Approx £3,200 pa (includes extra for the sinking fund, water rates, sewage and insurance premium)

Council tax band: E

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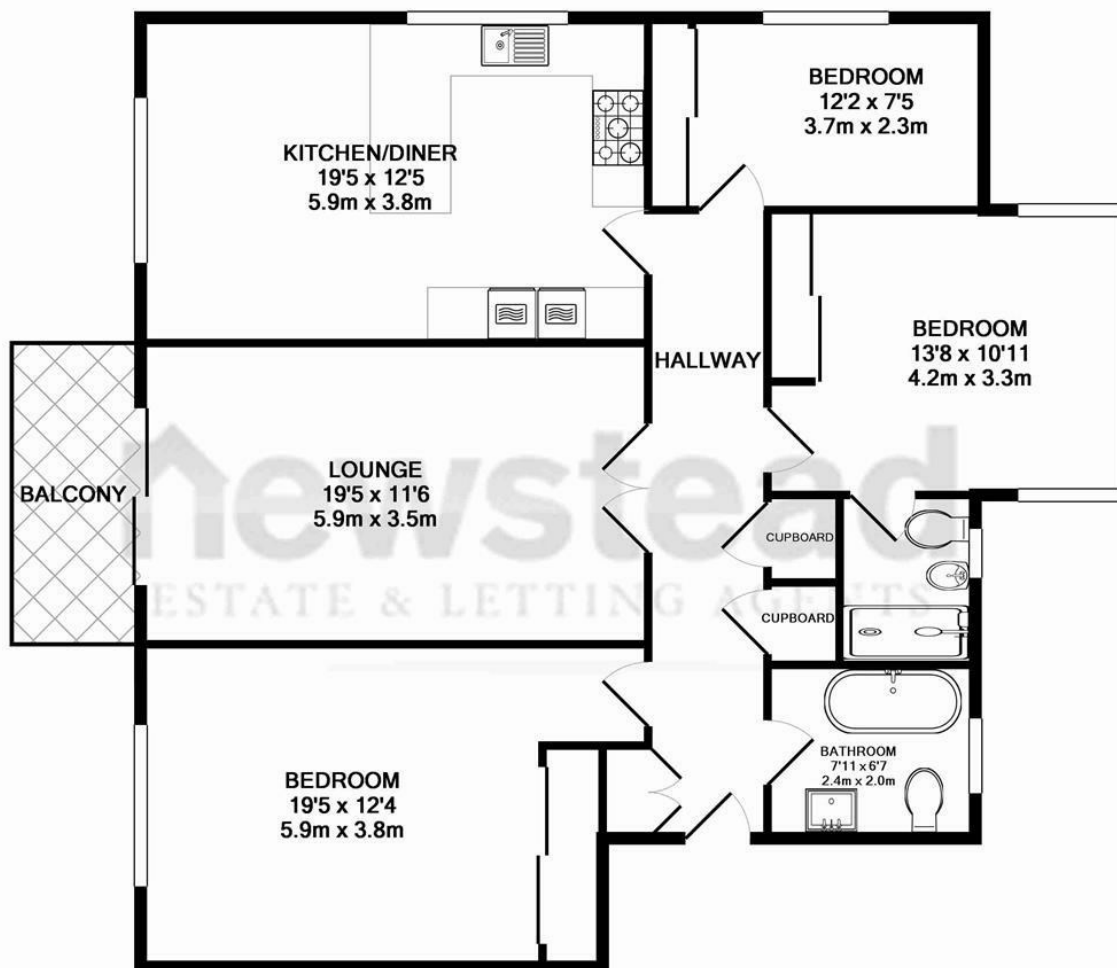
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TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC