Flat 27, Gleneagles 21 The Avenue, Poole BH13 6HH
Asking Price £280,000 Share of Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

NO FORWARD CHAIN This third floor LIFT SERVED, TWO DOUBLE BEDROOM APARTMENT is situated within walking distance to the BRANKSOME CHINE BEACHES. The property boasts a GARAGE & a BALCONY.

- TWO DOUBLE BEDROOMS
- BALCONY
- IDEAL SECOND HOME
- SHORT WALK FROM THE BEACH
- WALKING DISTANCE TO WESTBOURNE
- GARAGE

Property Comprises
Occupying a desirable position on The Avenue, Gleneagles is situated just a short level walk to Westbourne and having the Chine walks that give access to the beach a short distance away.

This spacious third floor apartment offers ample accommodation throughout; the hallway has ample storage and allows access to all principle rooms. The living room has a large picture window and leads out on to a spacious west facing balcony which over looks the communal garden. The kitchen/diner is well appointed with integrated appliances and double doors leading out onto the balcony. Both bedrooms are large double rooms, one of which has built in wardrobes. The family bathroom has a white suite and includes a walk in shower as well as a full size bath.

Outside, there is access to communal gardens and a garage.

Location
The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and road, regarded as one of the area's premier residential districts. Just a short stroll via a private pathway through the beautiful communal gardens, leads you down to the Blue Flag award winning beaches at Branksome Chine.

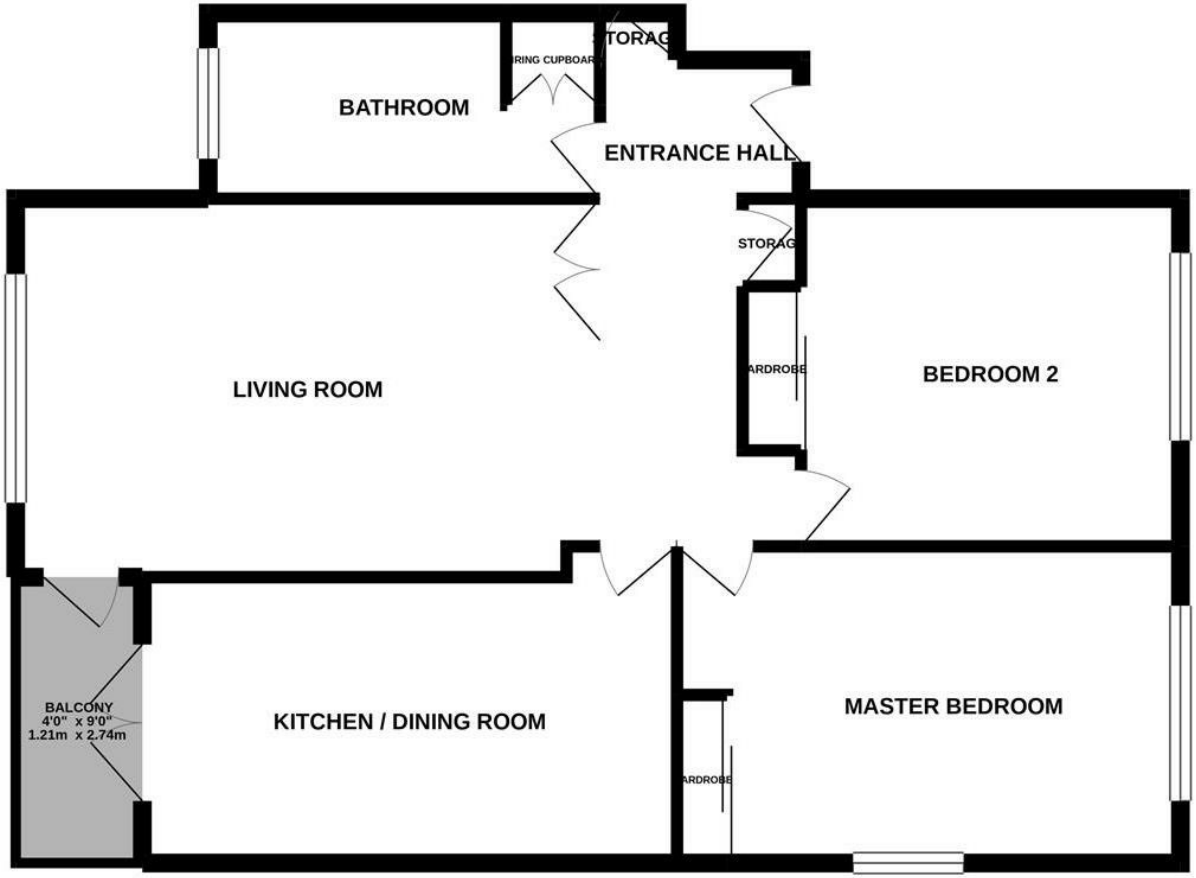
The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants. Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland European.

Maintenance
Council tax:

Maintenance charge: £2383 per annum - paid in two instalments half yearly in June and December.

The property is share of freehold, therefore ground rent is not payable.

THIRD FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All room dimensions given above are approximate measurements
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