



Flat 5 Dorset House 42 The Avenue, Poole BH13 6HE
£399,950 Share of Freehold





Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros 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 Europe

Property Comprises

Located on the prestigious Avenue in Branksome Park, this bright and spacious top floor (second) apartment offers an ideal coastal lifestyle just a short walk from Branksome Chine beach and Westbourne's vibrant village centre. With approximately 1,254 square feet of accommodation, the property includes three well-proportioned bedrooms, two bathrooms, and a share of the freehold. Offered with no forward chain, it presents an excellent opportunity for both full-time living or a holiday retreat.

The large south-facing living room opens onto a private balcony, creating a sunny and welcoming space for relaxing or entertaining. The adjoining kitchen and dining area is modern and well equipped, with large window overlooking the balcony to enhance the sense of flow and natural light throughout. The principal bedroom includes a dressing area, and is adjacent to the shower room, while the remaining two bedrooms are generous in size with built-in storage and are served by a stylish family bathroom.

Further benefits include a private garage, access to beautifully maintained communal gardens, and a peaceful setting within a well-kept building. Please note the apartment is on the top floor with no lift access and pets are not permitted.

This is a rare chance to secure a low-maintenance, spacious home in one of Poole's most desirable residential areas, close to award-winning beaches, independent shops, cafés, and excellent transport links.

Tenure:

Share of Freehold

Council Tax Band: E

Maintenance: £ Approx £3,700 per year. Includes Building Insurance, window cleaning, gardening, water and sewerage, cleaning and maintenance of communal areas.

Sinking Fund: Yes

Gas & Electric suppliers: Utilities Warehouse

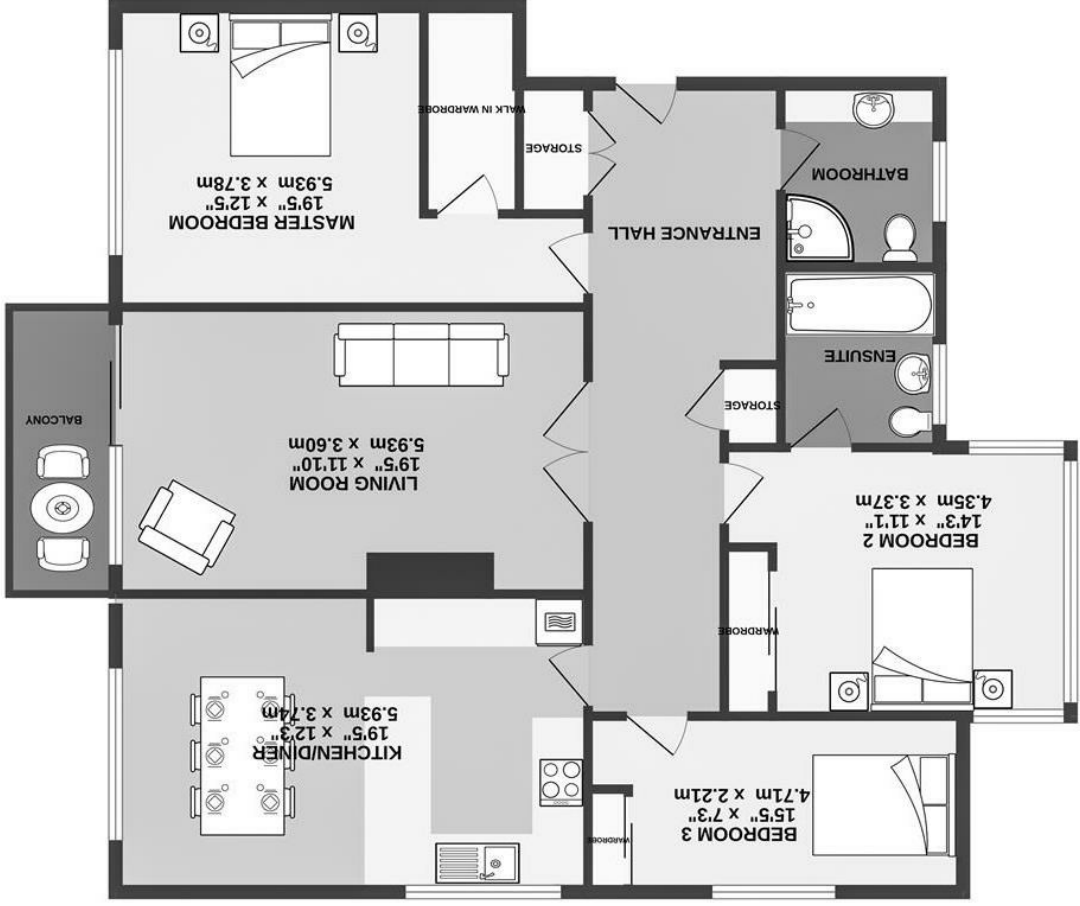


Key Drummond

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SECOND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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• They do not constitute an offer of contract for sale.

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clarification or information.
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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
60-80	E
40-60	D
20-40	C
10-20	B
1-10	A
Very energy efficient - lower running costs	
Climate	Future

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
100-150	G
80-100	F
60-80	E
40-60	D
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