



Flat 27, Gleneagles 21 The Avenue, Poole BH13 6HH  
Guide Price £299,950





\*\*\*NO FORWARD CHAIN\*\*\* This third floor 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:

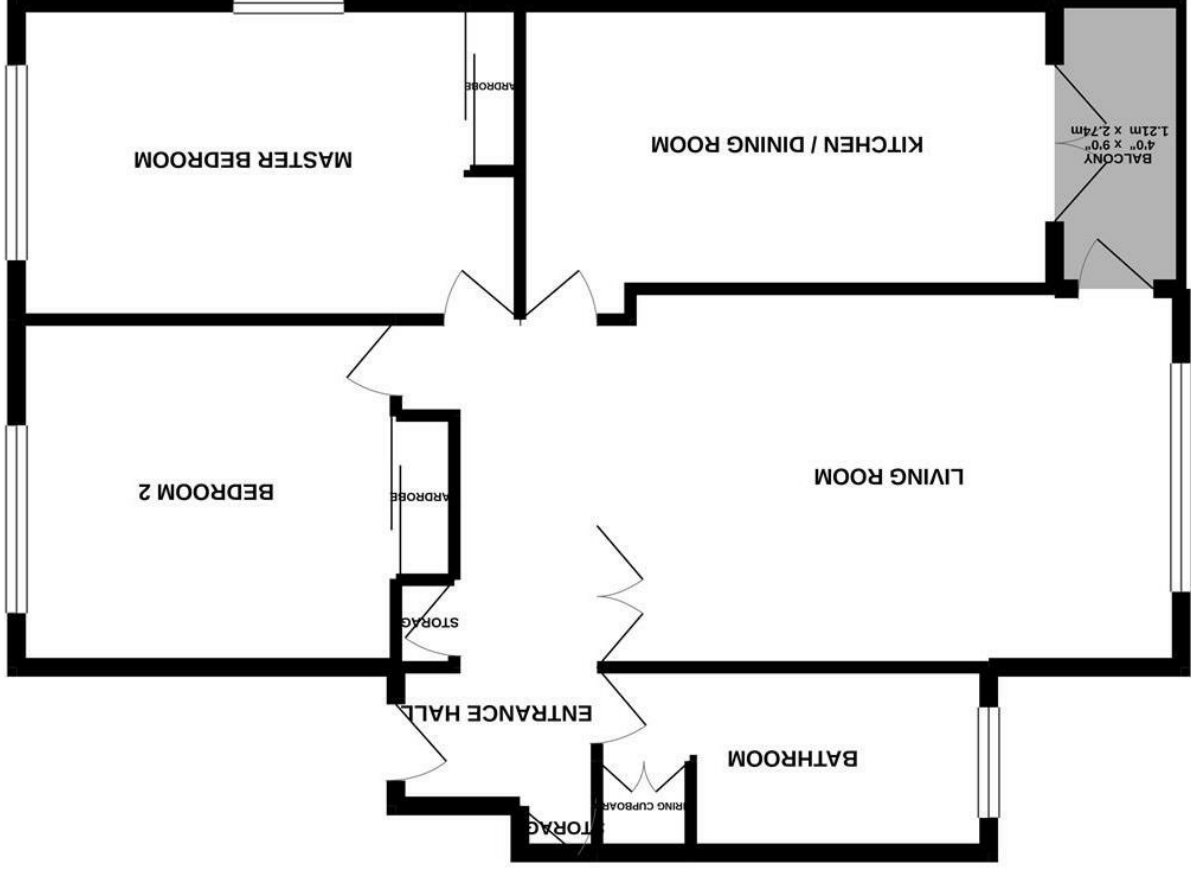
Maintenance charge: £2383 per annum - paid in two instalments half yearly in June and December.

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





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



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 approximately 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.

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

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:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

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

• Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further 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	
Energy Efficiency - Best Available	100
Energy Efficiency - Best Available	92
Energy Efficiency - Best Available	85
Energy Efficiency - Best Available	78
Energy Efficiency - Best Available	71
Energy Efficiency - Best Available	64
Energy Efficiency - Best Available	57
Energy Efficiency - Best Available	50
Energy Efficiency - Best Available	43
Energy Efficiency - Best Available	36
Energy Efficiency - Best Available	29
Energy Efficiency - Best Available	22
Energy Efficiency - Best Available	15
Energy Efficiency - Best Available	8
Energy Efficiency - Best Available	1

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact - Best Available	100
Environmental Impact - Best Available	92
Environmental Impact - Best Available	85
Environmental Impact - Best Available	78
Environmental Impact - Best Available	71
Environmental Impact - Best Available	64
Environmental Impact - Best Available	57
Environmental Impact - Best Available	50
Environmental Impact - Best Available	43
Environmental Impact - Best Available	36
Environmental Impact - Best Available	29
Environmental Impact - Best Available	22
Environmental Impact - Best Available	15
Environmental Impact - Best Available	8
Environmental Impact - Best Available	1