



12 THE AVENUE,
BRANKSOME PARK











DETAILS

Set in the prestigious location of Branksome Park, this purpose built, second floor flat is situated within walking distance of Branksome Chine beach, Alum Chine and Westbourne shopping facilities.

This purpose built second floor flat, in a well maintained block, with a lift to all floors along with a stairwell.

Although some modernisation is required, the property benefits from three double bedrooms, two bathrooms (one being en-suite), fitted wardrobes, large lounge/dining room and separate kitchen and has just under 1,300 sq ft of accommodation.

The south facing balcony has a sunny aspect overlooking the immaculate communal gardens. There is a single garage in a nearby block with plenty of resident and visitor parking.

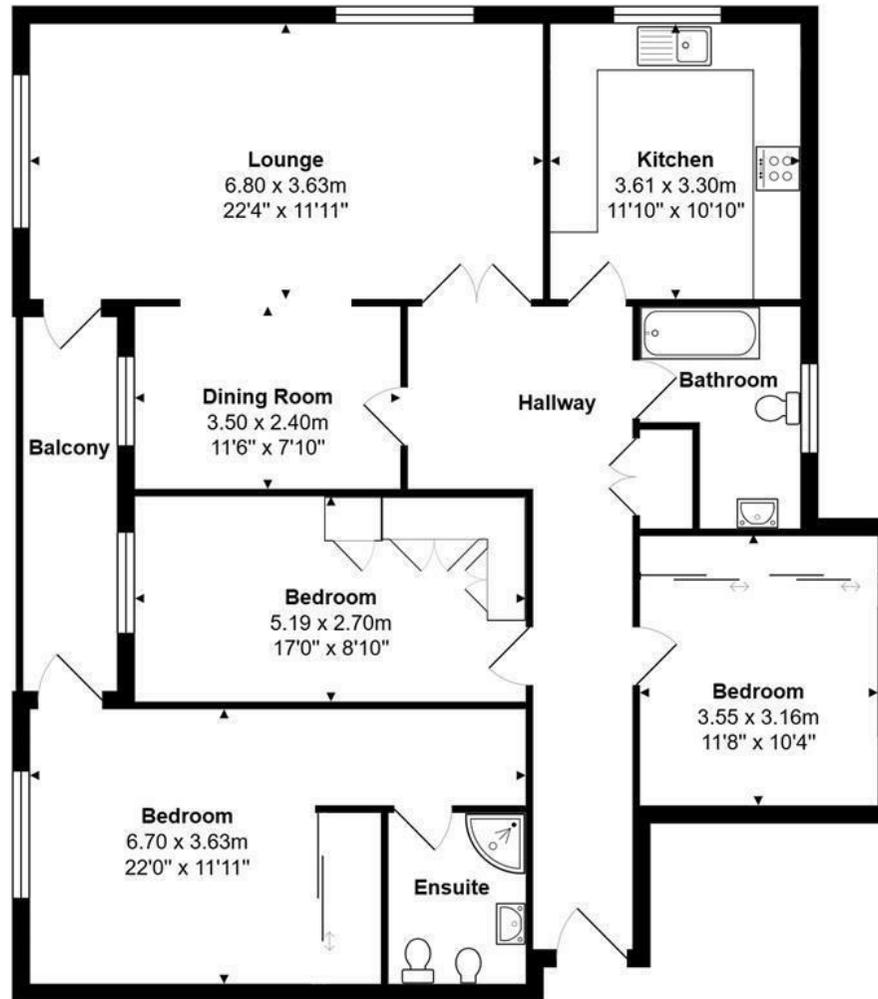
The property is within walking distance of Branksome Chine beach, Alum Chine and Westbourne shopping facilities with boutique coffee shops, wine bars, eateries and a Marks & Spencers food hall.

AT A GLANCE

Guide Price:	£350,000
Tenure:	Freehold
Stamp Duty:	£2,500
Local Authority:	BCP Council
Council Tax:	BCP (Poole) Band F

KEY FEATURES

- Situated in Branksome Park
- 3 double bedrooms • 2 bathrooms
- Large lounge/dining room
- Separate kitchen
- South facing balcony
- Gas fired central heating
- Some modernisation required
- No forward chain



Total Area: 120.4 m² ... 1296 ft²

All measurements are approximate and for display purposes only

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