



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

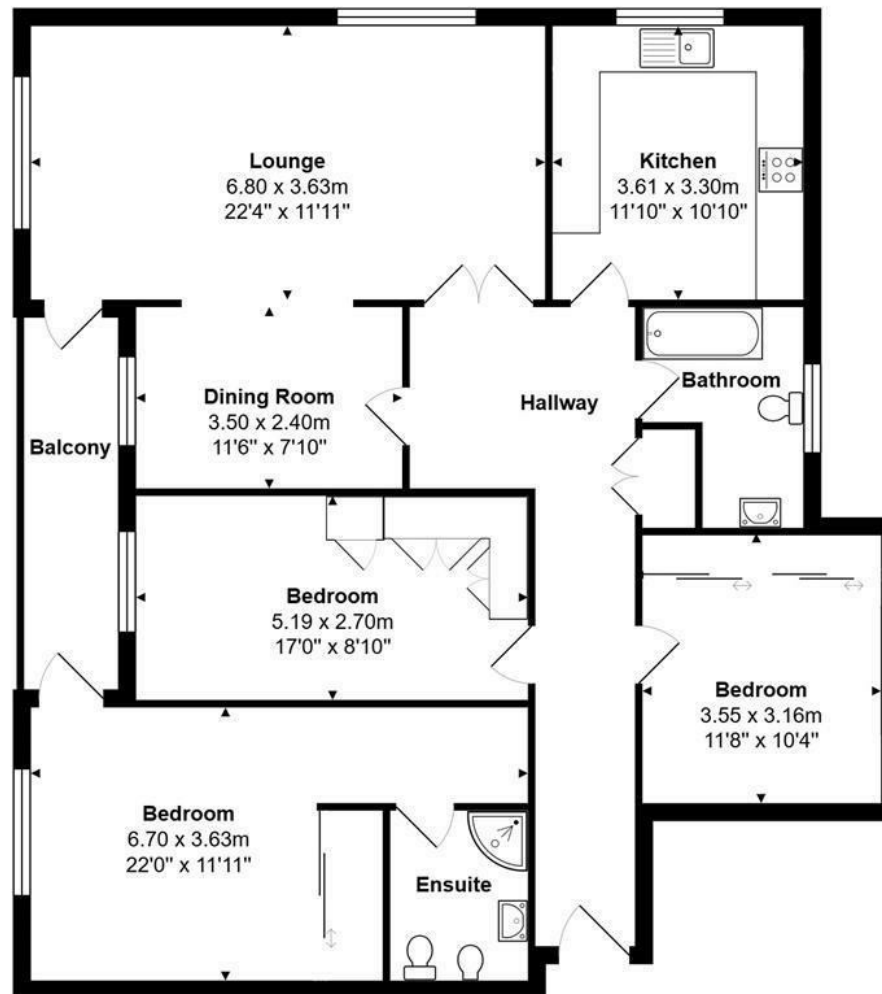
Stamp Duty: £2,500

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

LLOYDS

Important notice Lloyds Property Sales Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds Property Sales have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.