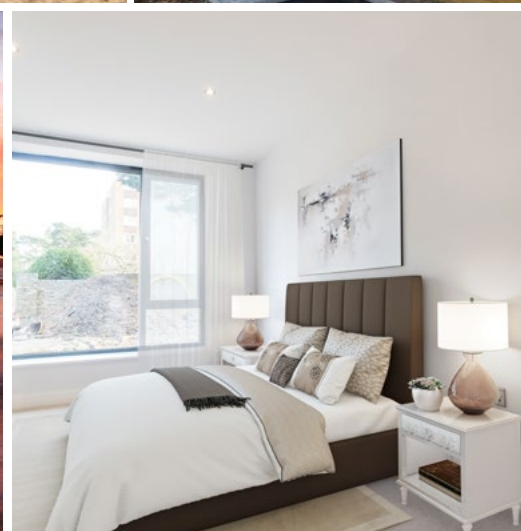
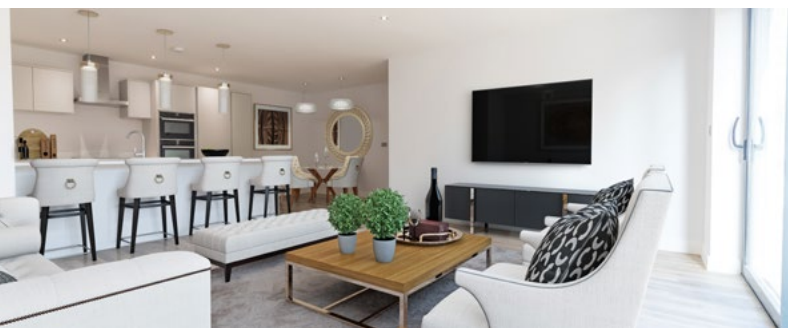




PINE BREEZE



LUXURY &
PRESTIGE
Exclusive Properties



PINE BREEZE



Pine Breeze is a brand new development of just 12 Luxury 2 & 3 bedroom apartments located in a quiet courtyard setting just off The Avenue. Constructed to a high standard it boasts a lift to all floors as well as secure gated grounds and parking.

All the flats have kitchen diners not to mention privately demised sun balconies or terraces. The communal areas are especially spacious and the internal finishes include luxury kitchens with stone tops and integrated appliances as well as the latest luxury bathrooms.

Each apartment is sold with a share of the freehold.

Of course, if you require any further information or wish to arrange a private viewing, please contact us here at Luxury & Prestige on:

01202 007373 or info@luxuryandprestige.co.uk



POOLE BAY
BUILDING CO

Pine Breeze
38A The Avenue
Branksome Park
Poole
BH13 6HE



**LUXURY &
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Exclusive Properties

ABOUT THE AREA



Branksome Beach

This wonderful stretch of sandy beach overlooks Bournemouth Bay. Turn left and there is a picturesque walk to Bournemouth which is little more than one and a half miles away. Turn right and a similar stroll leads to the world famous Sandbanks Peninsula. If you're feeling relaxed why not call by the popular Branksome Beach cafe for breakfast or a light lunch?

Westbourne

Upmarket Westbourne has a thriving shopping district, with independent fashion boutiques, cafes, and pubs which are linked by a Victorian covered arcade. M&S and a large supermarket provide first class shopping and all of this is approximately a mile distant. Bournemouth town centre is a just a short hop away by car or a few stops away on the bus.



Sandbanks & Poole Harbour

The world famous Sandbanks Peninsula, the play ground for the rich and one of the most valuable strips of real estate in the UK, is literally down the road. Renowned as a magnet for windsurfers and kite boarders, the safe and shallow waters of Poole Harbour provide ideal conditions for enthusiasts. The British Beach Polo Championship is a regular fixture on the social calendar and Rick Stein is a celebrated venue, popular with foodies of all ages.



Parkstone Golf Course

One of the best known and finest courses on the South Coast, it is proud to be ranked in the top 100 golf courses in Great Britain and Ireland by both Golf Monthly and Golf World magazines. Parkstone is a beautiful and mature heathland course with lakes, standings of mature pines and a wide variety of wildlife together with panoramic views over Poole Harbour to Brownsea Island and the Isle of Purbeck.



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- | | |
|--------------------------------|----------------------------------|
| 1 Sandbanks Main Beach | 7 Rick Stein Restaurant |
| 2 Branksome Beach | 8 Tesco Supermarket |
| 3 Parkstone Golf Course | 9 Compton Acres |
| 4 Westbourne | 10 Canford Cliffs Village |
| 5 Sandbanks Yacht Co | 11 Harbour Heights Hotel |
| 6 Royal Motor Yacht Club | 12 Bowling / Tennis Courts |



THE APARTMENTS

TWO BEDROOMS FROM £425,000
THREE BEDROOMS FROM £465,000

Pine Breeze is a small and exclusive development of just twelve two and three bedroom apartments set in surprisingly spacious grounds where beaches and shops are little more than 0.6 miles in either direction. The Avenue is a celebrated location and this is the first brand new block of apartments to be built here in recent memory. The development is enclosed by imposing gates and the landscaped gardens are largely level and well positioned for the sun. Each of the ground floor apartments boasts a large private terrace whilst the upper floor flats boast spacious private sun balconies. In our opinion this is a great looking building and each of the apartments is well laid out with room for sitting as well as informal dining and generous sized bedrooms. The specification is luxurious so as well as gas fired under floor central heating there are beautiful kitchens with stone tops and high end integrated appliances not to mention up to the minute bathrooms which are appointed with the latest sanitary ware and tiles. There is one surface parking space for each of the apartments plus additional guest spaces. Add to that spacious communal hallways as well as a lift to all floors, the only question which remains is why not have a look?



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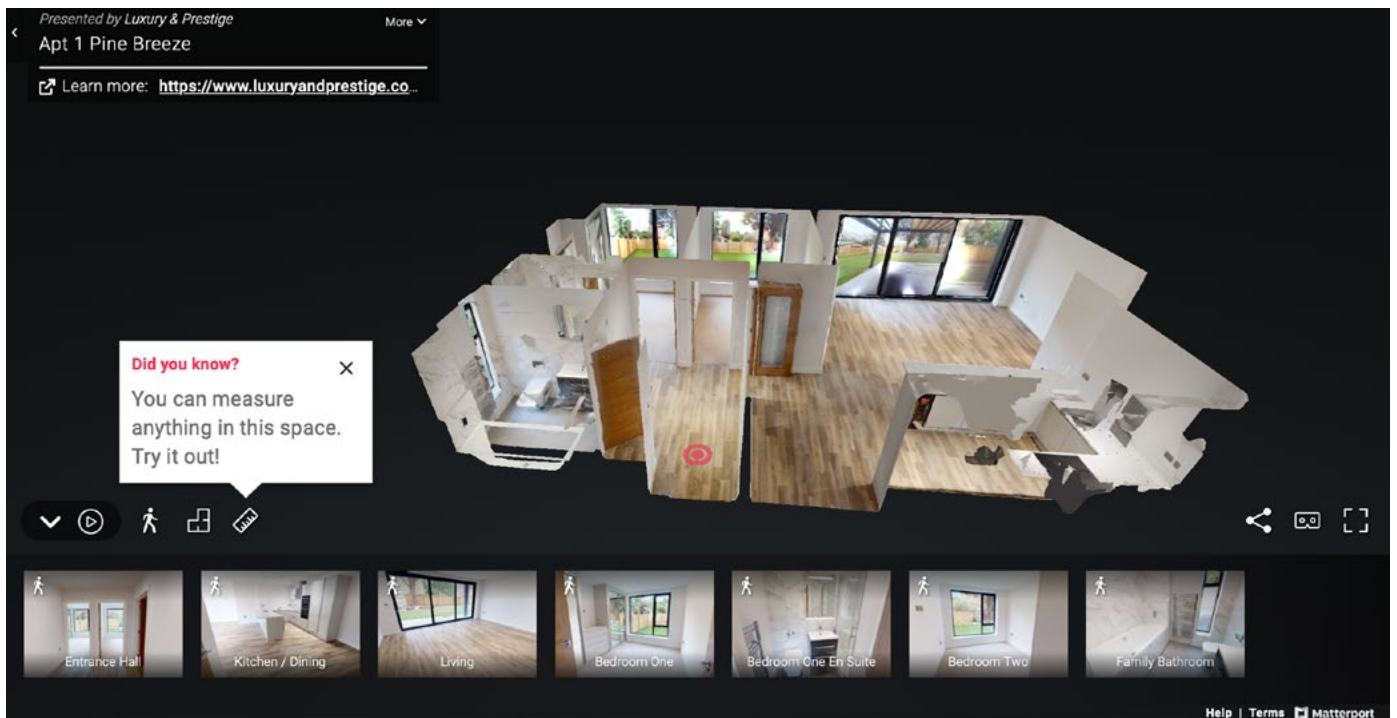
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TAKE THE TOUR



Please click on the image above to view our short video introduction to this property.



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Branksome Park, Poole, BH13 6HE

Price List

Apartment Number	Floor	Bedrooms	Sq Ft	Outside Space Sq Ft	Marketing Price	Status
1	Ground	2	888	140	£445,000	
2	Ground	2	888	140	£450,000	
3	Ground	2	849	116	£435,000	RESERVED
4	Ground	2	849	116	£439,950	
5	First	3	1,067	87	£475,000	
6	First	3	990	87	£465,000	
7	First	2	851	69	£425,000	
8	First	2	851	69	£429,950	
9	Second	3	1,067	87	£495,000	
10	Second	3	990	87	£485,000	
11	Second	2	851	69	£435,000	
12	Second	2	851	69	£439,950	

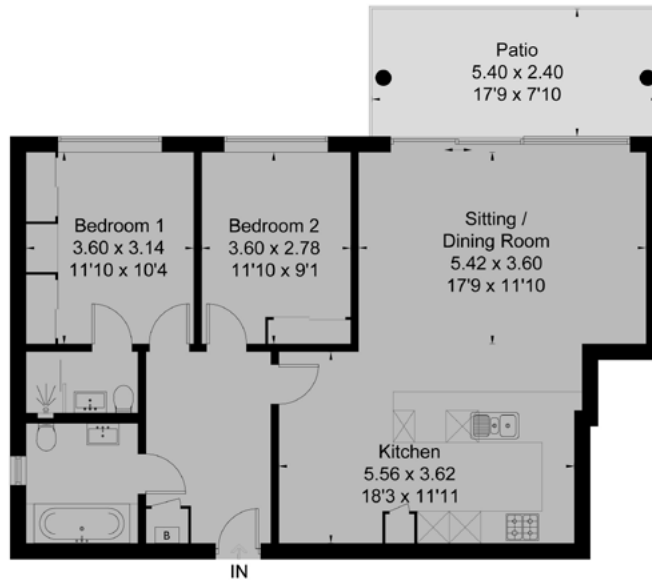
Share of Freehold



GROUND FLOOR

38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 82.5 sq m / 888 sq ft
Patio Area = 13 sq m / 140 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Apartment 1

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 248465

38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 78.6 sq m / 846 sq ft
Patio Area = 10.8 sq m / 116 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Apartment 4

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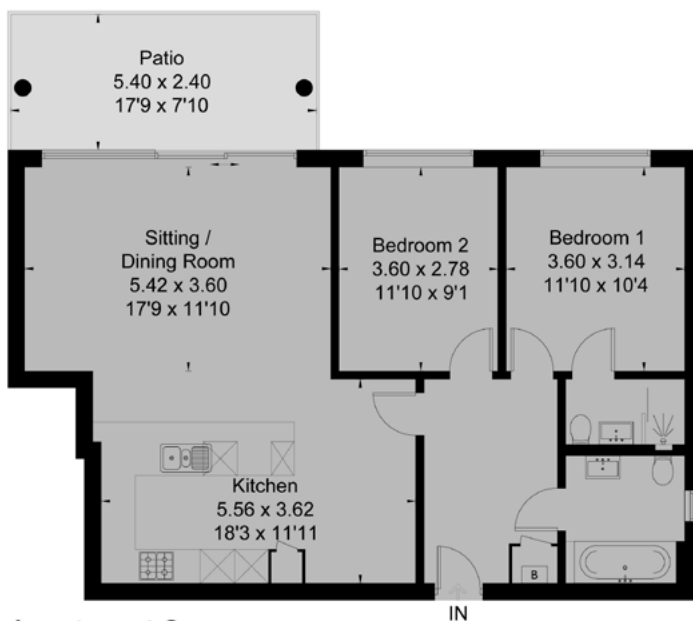
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 82.5 sq m / 888 sq ft
Patio Area = 13 sq m / 140 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)

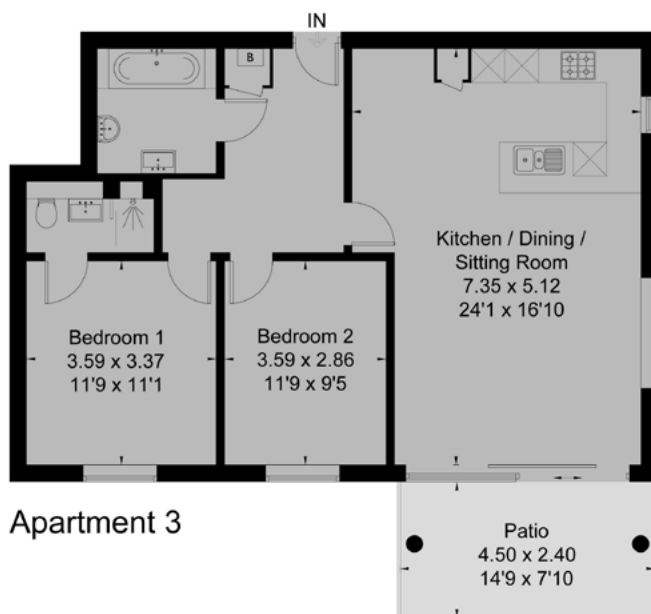


Apartment 2

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 78.6 sq m / 846 sq ft
Patio Area = 10.8 sq m / 116 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Apartment 3

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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FIRST FLOOR

38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 99.1 sq m / 1067 sq ft
Balcony Area = 8.1 sq m / 87 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)

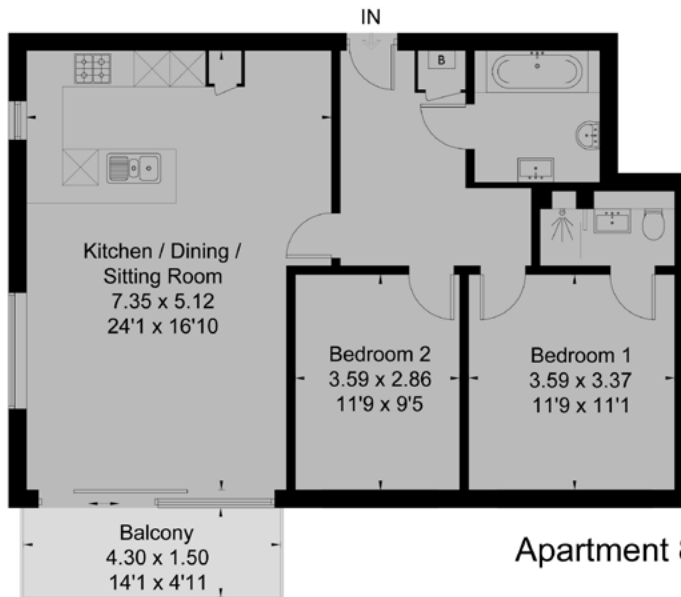


Apartment 5

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 79.1 sq m / 851 sq ft
Balcony Area = 6.4 sq m / 69 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Apartment 8

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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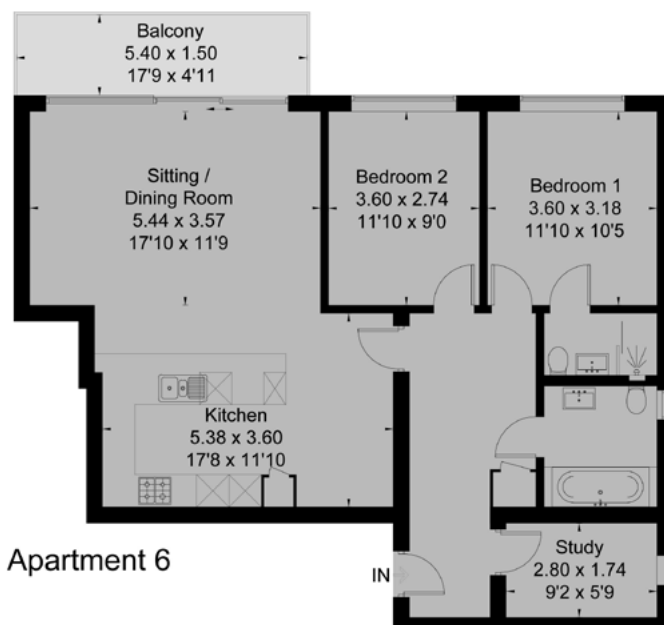
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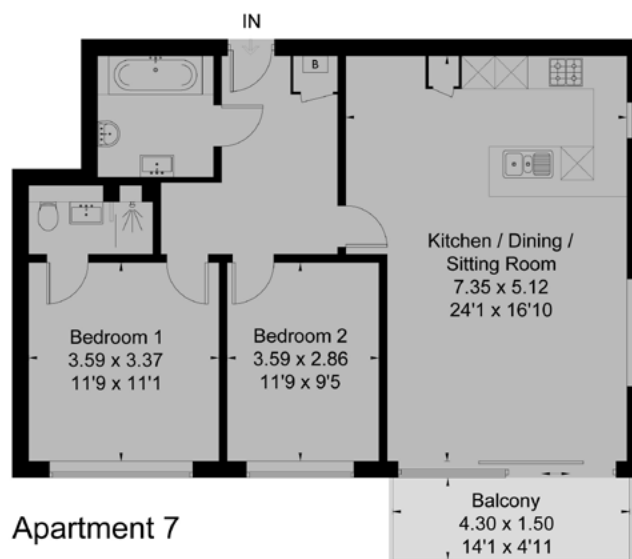
Approximate Area = 92 sq m / 990 sq ft
Balcony Area = 8.1 sq m / 87 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 79.1 sq m / 851 sq ft
Balcony Area = 6.4 sq m / 69 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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SECOND FLOOR

38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 99.1 sq m / 1067 sq ft
Balcony Area = 8.1 sq m / 87 sq ft
Including Limited Use Area (1 sq m / 11 sq ft)



Apartment 9

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 79.1 sq m / 851 sq ft
Balcony Area = 6.4 sq m / 69 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Apartment 12

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 92 sq m / 990 sq ft
Balcony Area = 8.1 sq m / 87 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)

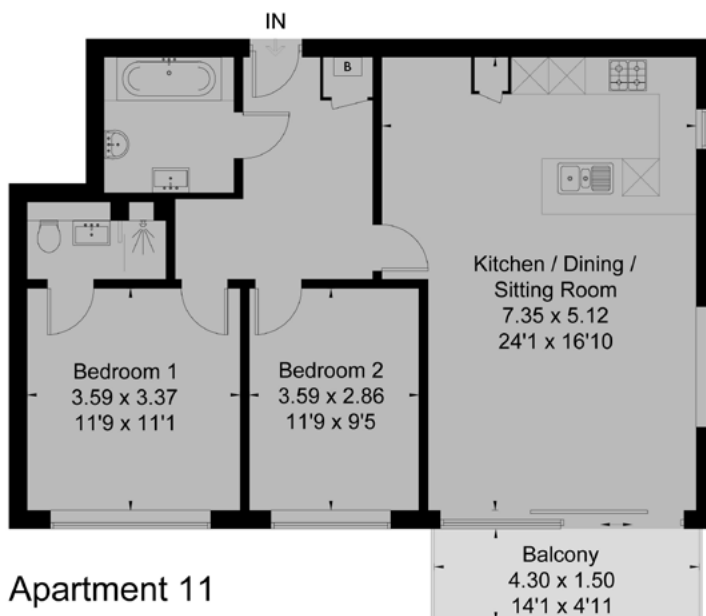


Apartment 10

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 248465

38A The Avenue, Branksome Park, Poole, BH13 6HE

Approximate Area = 79.1 sq m / 851 sq ft
Balcony Area = 6.4 sq m / 69 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)



Apartment 11

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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