



HEARNES

WHERE SERVICE COUNTS

**Kingsgate, The Avenue, Branksome Park,
Poole, Dorset, BH13 6AE**

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Share of Freehold Price £300,000

A particularly spacious 3 bedroom second floor flat in this highly sought after location just 500m from the shops at Westbourne and approximately 1 mile from the beach at the bottom of the Avenue. The property has a south facing balcony with a leafy outlook, single garage, bathroom plus additional cloakroom, security entryphone system, double glazing and gas central heating via radiators. The property has had newly fitted carpets and has been repainted throughout and would benefit from further modernisation in key areas.

- 3 bedroom second floor flat
- South facing balcony
- Superb location in beautiful tree-lined avenue
- Double glazing and gas central heating
- Single garage plus communal parking
- Security entryphone system
- Vacant
- 500m from Westbourne shops
- 1 mile to beach
- Newly fitted carpets
- Newly decorated throughout

Kingsgate is a purpose built apartment block set over 6 floors comprising 18 apartments. The communal staircase and entrance halls have a very bright and airy feel, with large windows allowing plenty of natural light to flood into the communal areas. There is also a passenger lift to all floors and a security entryphone system as well as large well-tended communal gardens, garages for each of the flats and a communal parking area.

The property is located within 500m of Westbourne with its wide range of cafes, bars, shops and restaurants including M&S food hall and Tescos along the road. Bournemouth railway station is just over two miles away, Parkstone Golf Course is only 1.7 miles. The beautiful sandy beaches of Branksome, which you can walk to through a mature Branksome Chine, are approximately one mile away at the bottom at The Avenue where the popular Branksome Beach restaurant is located overlooking the sea.

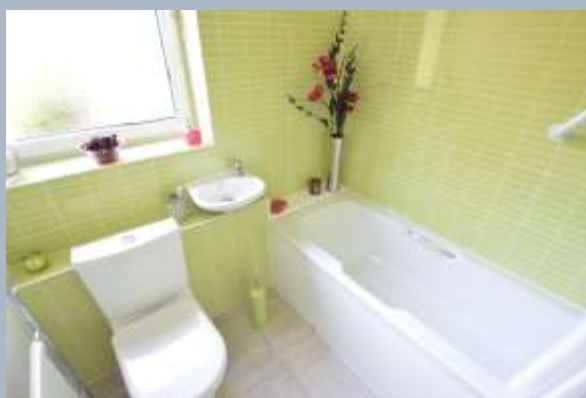
COUNCIL TAX BAND: D EPC RATING: D

Term of Lease: 999 years from 1978

Maintenance Charges: £2,500 PA (includes Building Insurance, Window cleaning,

Water Rates, garden maintenance & sinking fund.)

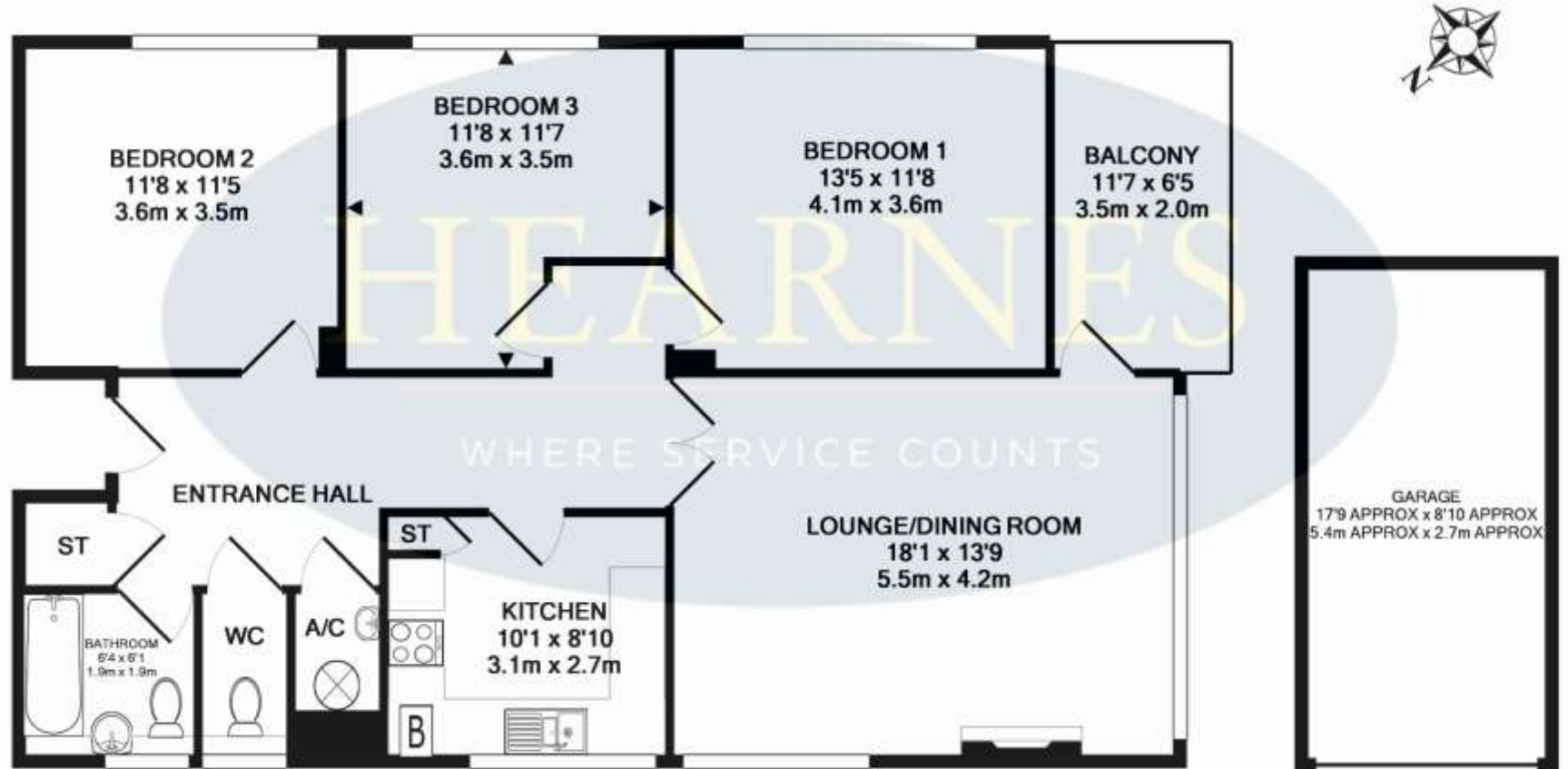
AGENTS NOTE: The heating system, mains and appliances have not been tested by Pearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 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

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2ND FLOOR
APPROX. FLOOR
AREA 1041 SQ.FT.
(96.7 SQ.M.)

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 157 SQ.FT.
(14.6 SQ.M.)

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