



Branksome Park

A WELL PRESENTED RETIREMENT APARTMENT
EPC Rating: Band B

£215,000 Leasehold

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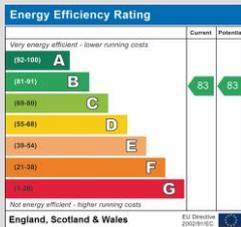


**Oakhurst, 14 The Avenue,
Branksome Park,
Poole BH13 6HP**

A 3rd floor retirement apartment

- Entrance hall • Sitting/dining room
- Kitchen • Balcony •
- 2 bedrooms • Shower room
- Ample storage • Lift

(ref: 819810)



Oakhurst is a modern retirement development located in a prestigious location in Branksome Park and within a short, level walking distance of Westbourne Town Centre boasting an array of independent shops, cafes and restaurants. Furthermore Branksome beach is within easy reach and the neighbouring towns of Bournemouth and Poole are just a short distance away. This popular development is surrounded by mature grounds and well maintained gardens, with excellent communal facilities including residents lounge, guest suite and a house manager.

Upon entering the apartment there is a hallway leading to principal rooms, the light and airy sitting/dining room has access out on to the balcony overlooking the communal gardens. Accessed via the sitting room is a modern kitchen comprising a range of matching base and eye level units, fridge/freezer and integrated electric oven and hob with hood over. The dual aspect master bedroom benefits from built in wardrobes with mirrored doors and there is a further double bedroom. There are two cupboards offering additional storage in the hallway. There is a modern shower room, with matching three piece suite including shower, WC and basin with storage underneath.

In addition, the apartment benefits from double glazing and electric heating, with parking on a first come first serve basis. Offered with no forward chain.

Sitting/Dining Room	6.33m (20'9) x 3.28m (10'9) max
Kitchen	2.22m (7'3) x 2.32m (7'7) max
Bedroom 1	2.95m (9'8) x 4.17m (13'8) max
Bedroom 2	3.62m (11'11) x 2.69m (8'10) max



This Floor Plan is for guidance only and is NOT to SCALE
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Brochure prepared by Gavin Harris

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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