



Oakhurst 14 The Avenue
Branksome Park Poole
BH13 6HP

A well presented two bedroom third floor retirement
apartment in a great location close to Westbourne
Village.
£185,000

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& HALL

Albury & Hall are delighted to be offering this two-bedroom third floor retirement apartment just a short walk from Westbourne Village.

Oakhurst was built in 2005 by McCarthy & Stone and is located just a short level walk away from Westbourne Village with its array of bars, cafes and restaurants alongside a selection of exclusive boutiques and the usual High Street facilities including a Marks & Spencer Food Hall. There are superb public transport links continuously running through Westbourne along with National Express and easy links by both road and rail to Southampton and London. Bournemouth town centre is approximately a mile away and the beaches at Branksome Chine are also within easy reach.

Carpeted communal hallways with LIFT and stairs to the third floor where the front door opens into the entrance hall with three storage cupboards. The lounge/dining room is a good size with attractive fire surround and a door out onto the private balcony with a tiled floor. The kitchen is well fitted with built in ceramic hob, extractor, eye level oven, under counter fridge. Bedroom One has built in wardrobes with the second bedroom also a good size. Finally, there is the shower room with walk in shower cubicle, button flush WC and vanity unit with wash hand basin with cupboard under.

With a host of features including residents lounge and laundry, guest suite, house manager, entry phone system, emergency pull cords, no forward chain and superb communal ground.

Viewing is a must to fully appreciate all this apartment has to offer.

The vendor has supplied the following information:

Tenure: Leasehold 125-year lease from 01/05/2005

Ground Rent: To be advised.

Maintenance: To be advised.

Council Tax: BAND E

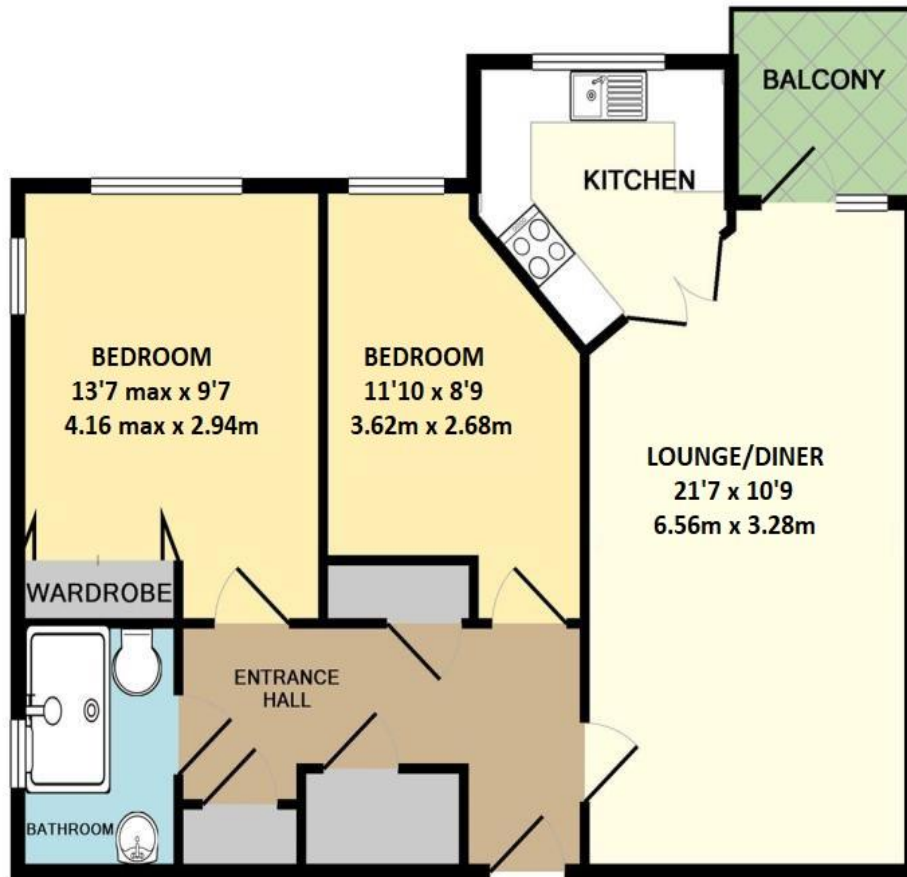
Albury & Hall

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This Floor Plan is for guidance only and is NOT to SCALE



EPC – TO BE ASSESSED

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and 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 items 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 services.

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