



Oakhurst 14 The Avenue
Branksome Park Poole
BH13 6HP

A well presented one bedroom ground floor
retirement apartment in a great location close to
Westbourne Village.
£167,500

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Albury & Hall are delighted to be offering this beautifully presented one bedroom ground floor retirement apartment which has been redecorated & recarpeted throughout with direct access out onto the communal garden.

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 lead to the front door which opens into the entrance hall with two storage cupboards. The lounge/dining room is a good size with attractive fire surround and a door out onto the south facing patio area and communal garden. The kitchen is well fitted with built in ceramic hob, extractor, eye level oven, under counter fridge and window overlooking the communal gardens. The double bedroom has built in wardrobes and finally the bathroom which fully tiled with a three-piece suite comprising panel bath with wall mounted shower, WC and wash hand basin with cupboards under and mirror above. There is residents parking on a first come first served basis.

With a host of features including residents lounge and laundry, guest suite, house manager, entry phone system, emergency pull cords to all rooms, no forward chain and superb communal grounds 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: £395.00

Maintenance: £2262.00

Council Tax: BAND D

Albury & Hall

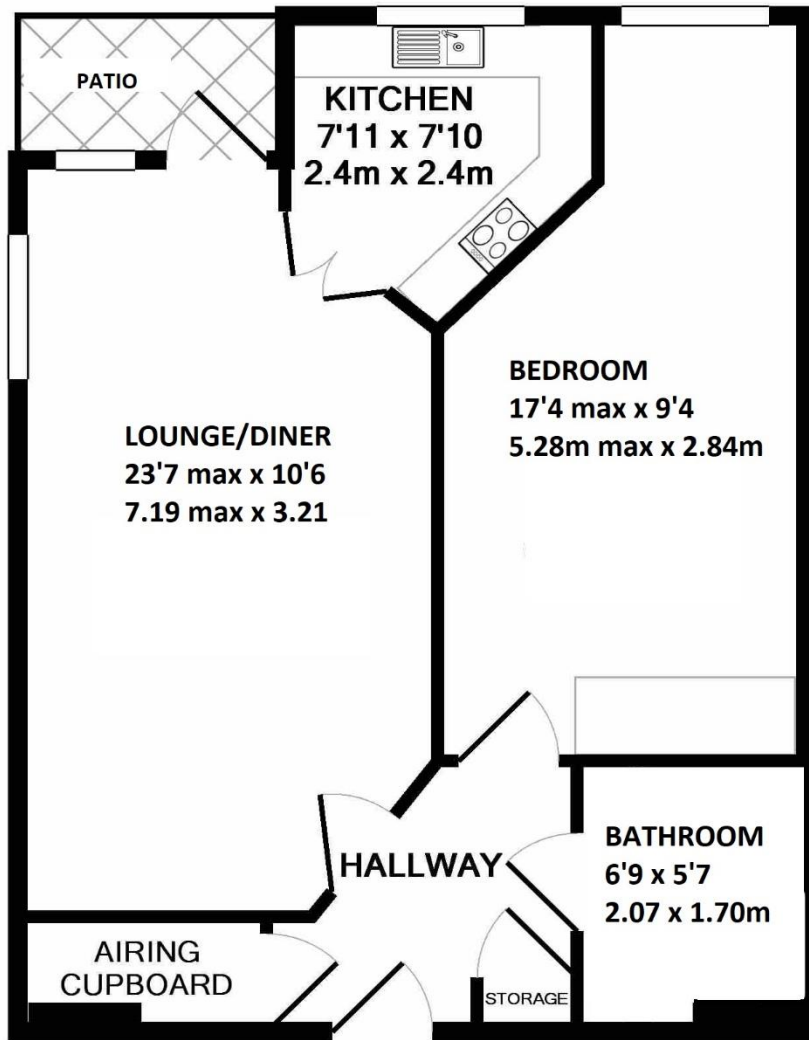
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Please note this plan is NOT to scale & is for guidance purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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