



Oakhurst 14 The Avenue
Branksome Park Poole
BH13 6HP

A well presented one bedroom second floor
retirement apartment in a great location close to
Westbourne Village.
£165,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this two-bedroom second 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 second floor where the front door opens into the entrance hall with airing and storage cupboards. The lounge/dining room is a good size with attractive fire surround, night storage heater and dual aspect double glazed windows. Casement doors lead into the kitchen which is well stocked with cupboard and drawer units. Built in appliances include a four ring ceramic hob with extractor above, eye level double oven and under counter fridge and freezer. The double bedroom has a night storage heater, built in mirror fronted wardrobes and finally the bathroom which has fully tiled walls and a suite comprising wash hand basin with cupboard under, mirror above and shaver/light, panel bath with wall mounted shower, button flush WC, heated towel rail and a Creda wall mounted heater.

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 grounds.

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

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

Ground Rent: To be advised.

Maintenance: To be advised.

Council Tax: BAND D

Albury & Hall

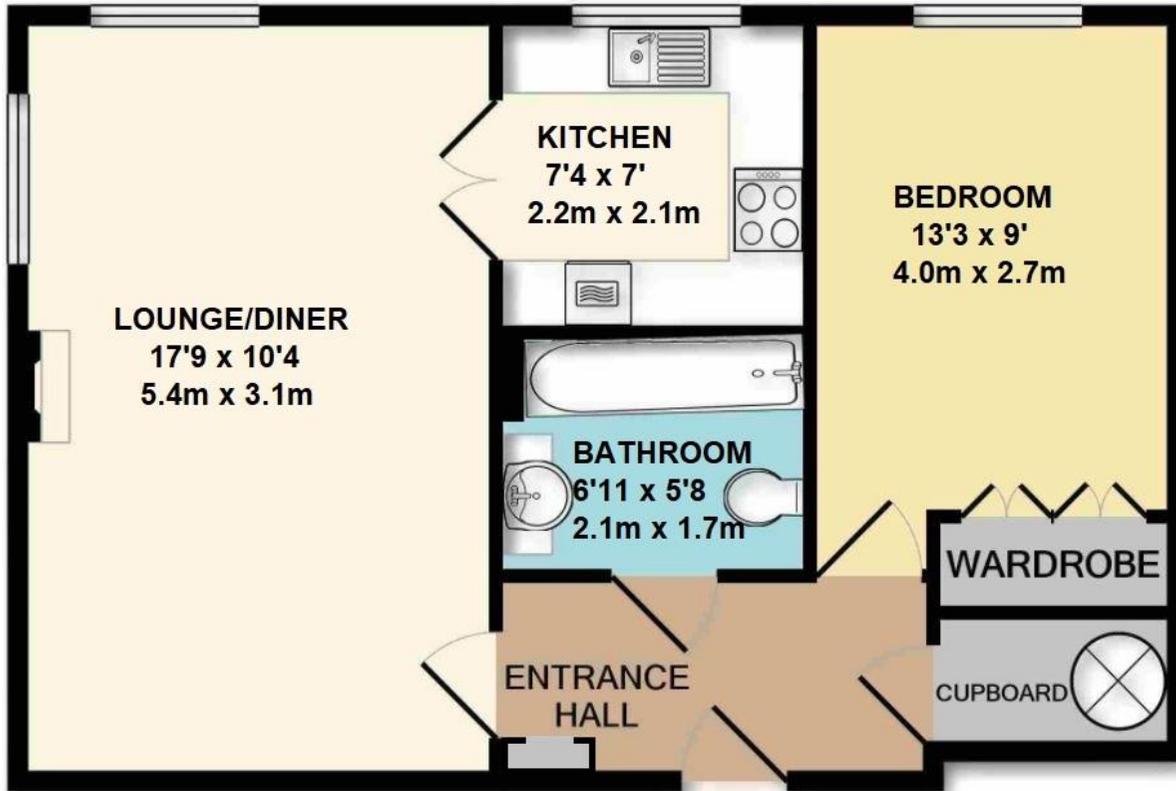
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This plan is NOT to scale & is for guidance purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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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