



Greenacres, 22-24 The Avenue, Branksome Park BH13 6AJ

£430,000

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## IMMACULATE 3 DOUBLE BEDROOM 4TH FLOOR APARTMENT WITH GARAGE AND LOVELY GROUNDS (2.4 ACRES) INCLUDING AN OPEN AIR SWIMMING POOL COMPLEX. EXCEPTIONALLY WELL MANAGED BLOCK WITH £213,000 IN RESERVE FUND.

Just about the perfect apartment for many reasons: 3 double bedrooms, 2 bathrooms, South facing balcony, immaculate and spotless, garage, wonderful grounds, great location, heated swimming pool, caretaker, even pet friendly.

Lovely community to live in or great lock up and leave holiday home.

These apartments were substantially built in 1968 when the focus was on providing significant grounds and these are wonderful. Lawns the size of a cricket ground and just as manicured, a secret garden, and an open air heated swimming pool. Let's talk about the swimming pool and grounds (almost 2.4 acres). Hidden behind shrubs and a wall is a beautifully maintained open air heated swimming pool and sunbathing area. This is open from May until September and has an individual locker for each apartment, changing cubicles and a shower. There are toilets as well. Behind the swimming pool is a beautiful secret garden with mature shrubs, pergola, benches. This is ideal for a BBQ and well used by the apartment community. There is even a communal herb garden.

The apartments can be accessed from Western Road or The Avenue and there are garage blocks and visitor parking. The apartment comes with a garage with a remote controlled electric roller shutter door, power and light. Although the location means you will barely need a car: walk to Westbourne, walk to the Chines, walk to the beach, walk to the Railway station, walk to the supermarket.

Inside it is immaculate and spotless. There is a 260 sq ft living room/dining area, a 22 ft balcony which is accessed from both the living room and also from both the main bedroom and bedroom 2.

The caretaker lives in the grounds and is everyone's sounding board and 'go to' if anything needs doing. In fact the whole block is meticulously planned and managed with c.£213,000 in the reserve fund. This is the ideal time to be buying, the block having had a new roof 3 years ago.

You will not be disappointed at the viewing.



## KEY FEATURES

- Large immaculate, spotless, modern 3 double bedroom 4th floor apartment
- South facing long balcony accessed from the living room and bedrooms 1 and 2
  - Pet friendly block
  - Share of freehold
- Garage with power and light and a remote controlled electric roller shutter door
- Meticulously managed block with caretaker, c£213,000 in reserve fund and new roof fitted in 2022
  - Heated swimming pool complex
    - No chain
  - Regularly serviced Glow Worm boiler and double glazing throughout
- Opportunity to have the existing furniture - please ask for details at the viewing







### Entrance to the Block

The block can be accessed via Western Road and The Avenue. From Western Road you pass by the magnificent gardens and swimming pool to the courtyard of the block with the garages and visitor parking, all set in c.2.4 acres with a communal car washing area. As you enter the block there is entrance lobby to shelter from the weather. In the lobby there is a security entry phone system through to the ground floor hall with access to the lift and stairs—please note the communal areas are being redecorated this spring.

### Entrance Hall

Apartment door with spy hole into the carpeted hall. A 3 fronted cupboard for coats and storage. Security entry phone system. There is an internal hall door for access to 2 of the bedrooms and the bathrooms. The airing cupboard has an electric heat bar and a thermostat just for the airing cupboard with the apartment thermostat located outside the airing cupboard. There is a further storage cupboard at the end of the hall. The hall is carpeted and has a thermostatically controlled radiator.

### Living Room / Dining Area

260 sq ft of space with double glazed double window and double doors to the balcony. There are eyelet curtains to poles and vertical blinds. Carpeted, TV point, thermostatically controlled radiator, separately controlled side lights.

### Balcony

Over 22ft in length. South facing. Tiled floor and wrought iron balustrading. Access to the balcony is from the living room and 2 bedrooms.

### Kitchen

Mushroom gloss storage units with under unit lighting. Granite effect work surfaces and inset 1.5 stainless steel sink and drainer. Double glazed window with roller blind. Glow Worm combi boiler (serviced annually). Integrated appliances include double electric oven, gas hob with extractor hood, fridge and freezer, dishwasher and AEG washer/dryer. Vinyl tiled floor. TV point.







### Bedroom 1

Double glazed door to balcony plus large window, both with eyelet curtains on poles and roller blinds. 4 door fitted wardrobe, carpeted, thermostatically controlled radiator, TV point.

### Bedroom 2

Double glazed door to balcony and window, both with eyelet curtains on poles and roller blinds. Storage cupboard, carpeted, thermostatically controlled radiator, TV point.

### Bedroom 3

Double glazed window with eyelet curtains to pole plus roller blind. 2 door fitted wardrobe, carpeted, thermostatically controlled radiator.

### Shower Room

Fully tiled, obscure window with roller blind. Shower cubicle, loo, sink, heated towel ladder.

### Bathroom

Fully tiled, obscure window with roller blind. Bath with shower attachment, sink with mirror fronted bathroom cabinet, loo, heated towel ladder.



### Garage

New 2 years ago, remote controlled electric roller shutter door. Power and light. Manual override system. Current owners keep their car in it.

### Swimming Pool

Open air heated (28.6 degrees) swimming pool, from 7am to 9pm- May 1st to 30th September. Cleaned every Friday when it opens at 10.30am. 2.2 metres deep end, 1 metre shallow end. No children permitted between 2pm and 4pm. Changing rooms, lockers for each apartment, showers and a toilet.

### Ornamental Gardens

Behind an original wall with mature shrubs, a pergola and benches. Ideal for a BBQ, well used by the apartment community with block events from time to time. There is even a communal herb garden.







## ADDITIONAL INFORMATION

**Room Dimensions:** Please see floorplan for room dimensions.

**Tenure:** Share of Freehold with 999 year lease from 1st January 1998

**Ground Rent:** Peppercorn (not collected)

**Service Charge:** £2,163.57 per 6 months, including: buildings insurance, communal cleaning and utilities, communal electricity, maintenance, window cleaning, lift maintenance, gardening, caretaker and heated pool from May until September. Plus individual apartment water and sewerage is included. Gardening is every Friday. Window cleaning is once a month (3rd Wednesday of each month) (Window cleaners will do windows inside for a direct payment)



**Reserve Fund:** Currently £213,352

**Council Tax 2025/6:** Band D - £2,254.94 payable

**EPC:** C (70)

**TV & Broadband:** Sky is available in the block. Fibre to the block.

**Parking:** Garage with power and light and electric roller shutter door. Multiple visitor spaces.

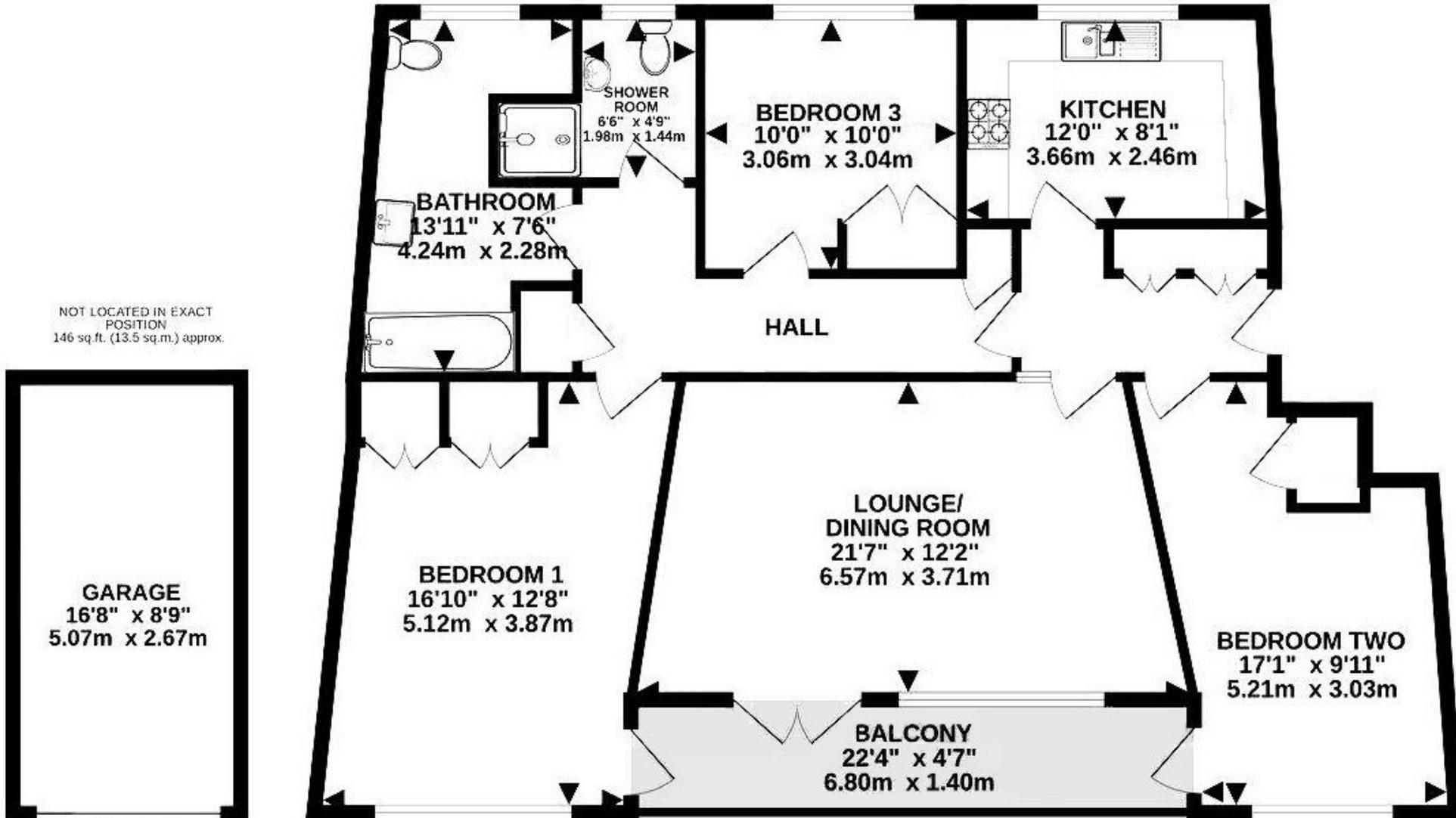
**Pet friendly**

**No chain**

# FLOORPLAN

TOTAL FLOOR AREA INCLUDING BALCONY AND GARAGE  
1225 sq.ft. (113.8 sq.m.) approx.

4TH FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
146 sq.ft. (13.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



## AREA DESCRIPTION

Greenacres is within a 10 minutes walk of Branksome Chine beach making this location perfect for strolls along the promenade. At Branksome Chine itself is the new Rockwater Village, which combines restaurant as well as fitness and wellness. There is a 7 mile stretch of award winning blue flag beaches to be enjoyed there is an array of other places to stop for food, drink or an ice cream. From Branksome Chine it is an easy stroll into Bournemouth Centre or in the opposite direction to Sandbanks which is the entrance to Poole Harbour; the 2nd biggest natural harbour in the world.

There are a number of activities to be enjoyed given the close proximity to the beach and Poole Harbour itself, if it is body boarding, kite surfing or paddle boarding you are into you really would be spoilt for choice as the list goes on. Don't forget that the block is pet friendly and there is no better place to walk with man's best friend than the beach. And for energetic people (and dogs) Dorset's Jurassic coast is a key destination for walkers. This is over the chain ferry at Sandbanks, which is also the gateway to the Purbeck Hills which accommodates the area's large cycling community. For golfers the area is full of recommended courses the closest being Parkstone which is in the top 100 in the UK. Tennis courts and a green bowls lawn in Leicester Road are a short walk. Or a lazy day on Sandbanks beach is always good.

If you enjoy meeting friends for long lazy lunches or fancy a spot of shopping you have a number of options, especially if you don't want to take the car, Westbourne and Canford Cliffs village are both within walking distance.

Westbourne is full of an eclectic mix of eateries and coffee shops as is Bournemouth. Locally Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Dancing Duck, Indi's, Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub - The Porterhouse. And in Canford Cliffs, don't miss going to The Cliff gastro pub.

There are some real 'treat' restaurants locally. On special occasions try out Rick Stein's that sits on the edge of Poole Harbour and the Pig on the Beach in Studland with the some of the most special views over Poole Harbour and Old Harry Rocks. For shopping there is an M&S food store in Westbourne and a larger store Tesco or Lidl at Branksome, all walking distance from Greenacres.

From Greenacres you have easy access (less than 2 minutes) to the Wessex Way which is dual carriageway to the A31, from here you have access to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is within 9 miles and Branksome Railway Station is closeby and has direct routes to London (2 hours) and Manchester. And from Poole Harbour there are daily ferries to France and the Channel Isles.



## Viewing by Appointment Through the Vendor's Sole Agent

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 01202 80 50 90 ▪ [hello@mollaro.com](mailto:hello@mollaro.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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