

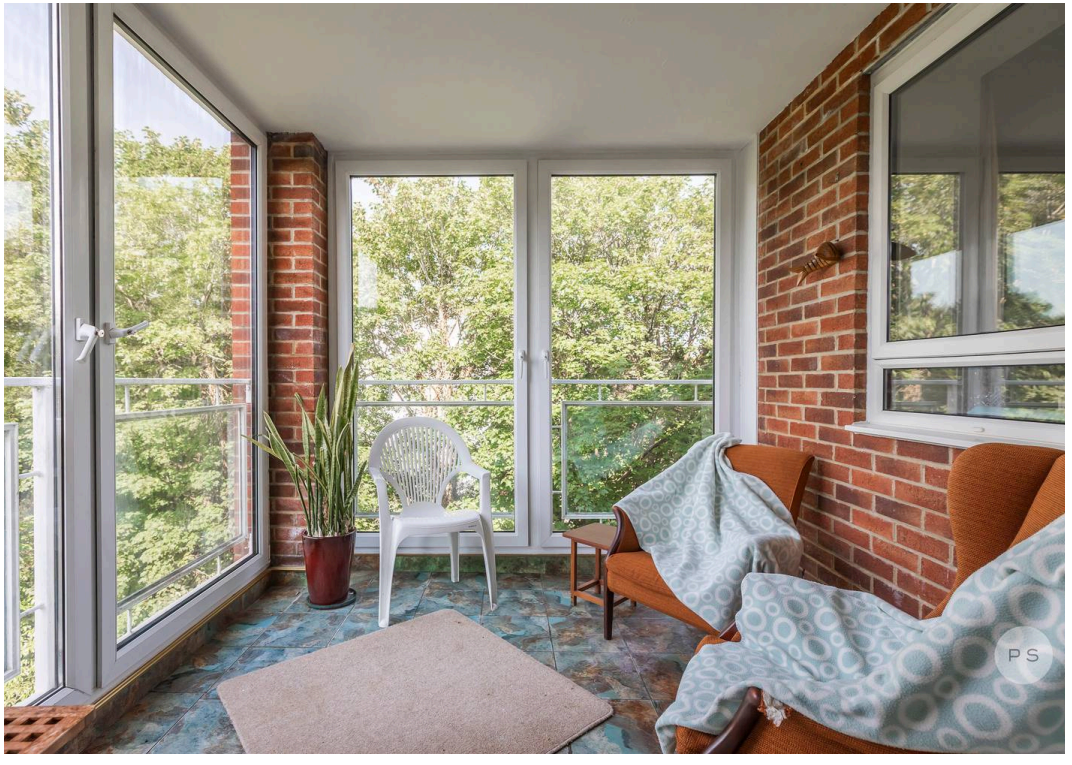
Flat 22, St. James Court, 26 The Avenue - BH13 6BF

£350,000









Flat 22

St. James Court, Poole

Set within a well regarded community in Branksome Park, this fourth floor apartment offers a calm and elevated living environment with generous proportions and strong natural light. Positioned within easy reach of Westbourne and the coastline, the apartment balances convenience with a private, established setting. A south facing living space with enclosed balcony forms the natural centre of the home, suited to both quiet daily use and more relaxed entertaining.

- Fourth floor apartment of 1,314 sq.ft
- Three bedrooms and two bathrooms
- South facing living and dining space
- Enclosed balcony with southerly green aspect
- Principal bedroom with fitted wardrobes and en suite
- Modern kitchen with wood effect units & integrated appliances
- Plenty of storage with fitted wardrobes with 2 bedrooms & hallway
- Level walk to Westbourne Village shops
- Recently refurbished communal areas with beautiful communal gardens
- Private garage
- Lift access and secure video entry system
- Approx 1,314 sq.ft (122 sq.m)
- EPC rating C
- Council Tax Band F - £3466.65
- Maintenance circa. £1,874 half yearly. To include water and sewerage
- Share of Freehold
- No forward chain



ABOUT THIS PROPERTY:
Accessed via a secure video entry system, the building presents well maintained and recently refurbished communal areas with lift access to all floors. The apartment opens into a central hallway with fitted storage, creating an organised and practical arrival point.

The main living space is arranged as an L shaped lounge and dining room, where large windows draw in consistent south facing light throughout the day. The room extends naturally into an enclosed balcony with opening doors, offering flexibility as a sheltered sitting area that can be used across seasons. The kitchen is practically arranged with fitted units, integrated appliances and designated storage, supporting both everyday use and more informal hosting. The overall layout allows for clear zoning between dining and relaxation while maintaining a sense of openness.

The principal bedroom is positioned away from the main living areas and includes fitted wardrobes and an en suite shower room. Two further bedrooms are well proportioned, with the third currently arranged as a high spec customised home office. These are served by a contemporary family bathroom. Hallway cupboards provide additional generous storage.

OUTSIDE:

The development is set within established communal gardens that are well maintained and create a sense of space and greenery around the building. A private garage provides secure storage or parking, alongside visitor parking for guests.

LOCATION:

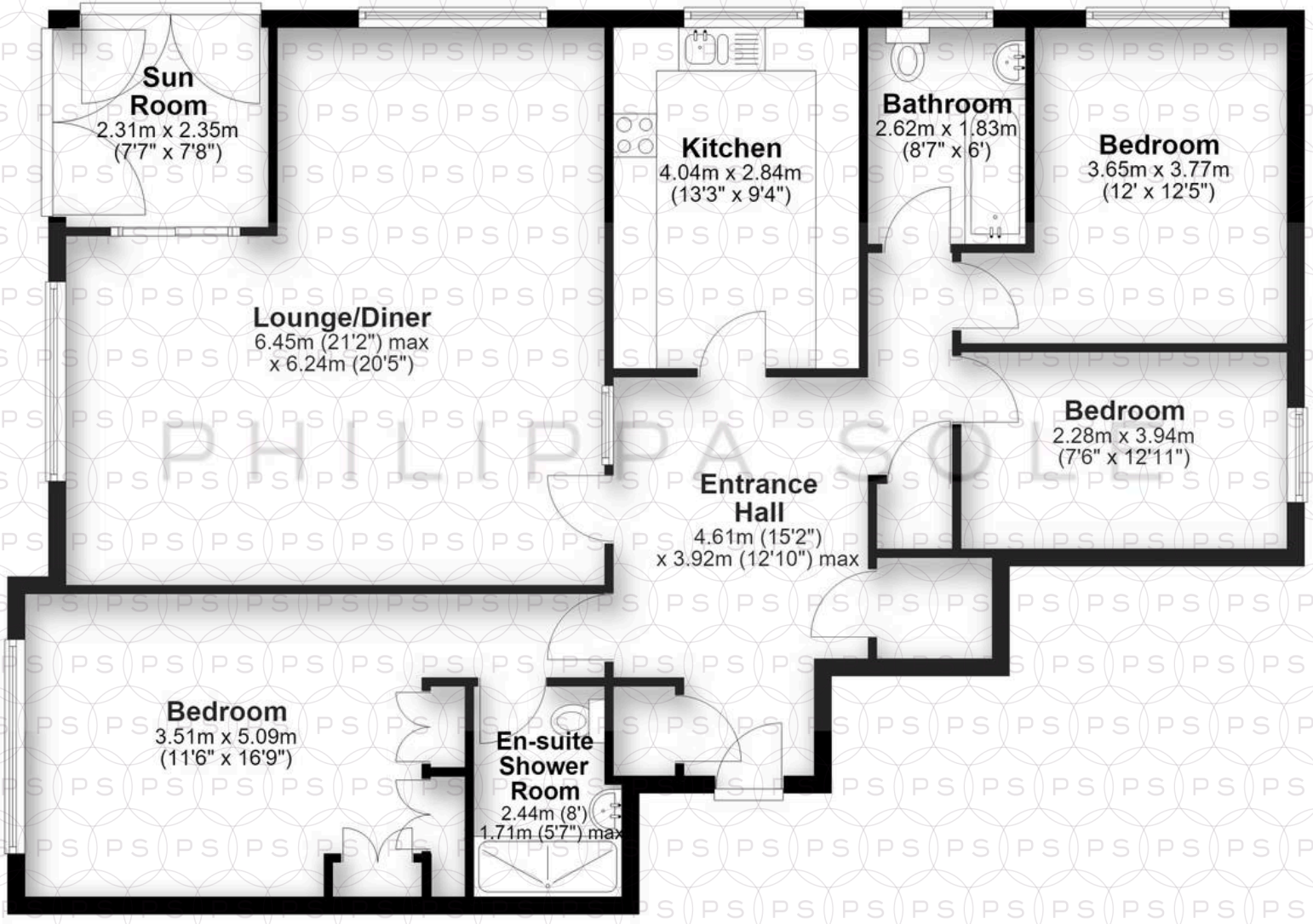
Positioned within Branksome Park, the apartment sits within reach of Westbourne village amenities and approximately 1.5 miles from Branksome Chine and Branksome Dene Chine beaches. Branksome railway station provides direct services to London Waterloo, with local routes connecting to Bournemouth and Poole.







Fourth Floor



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Flat 22, St. James Court, 26 The Avenue, -



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.