



## LINDSAY MANOR, LINDSAY ROAD, POOLE, DORSET, BH13

### **£250,000 SHARE OF FREEHOLD**

An incredibly bright and well-presented two double bedroom ground floor apartment conveniently situated just a short level walk away from the popular shops, bars and restaurants in Westbourne whilst also being close to the beach. The property is in good order throughout and offers spacious accommodation with a patio and secure underground parking.

Ground floor | Two double bedrooms | Large lounge | Kitchen breakfast room | Two bathrooms | Private patio | Secure underground parking | Close to Westbourne

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

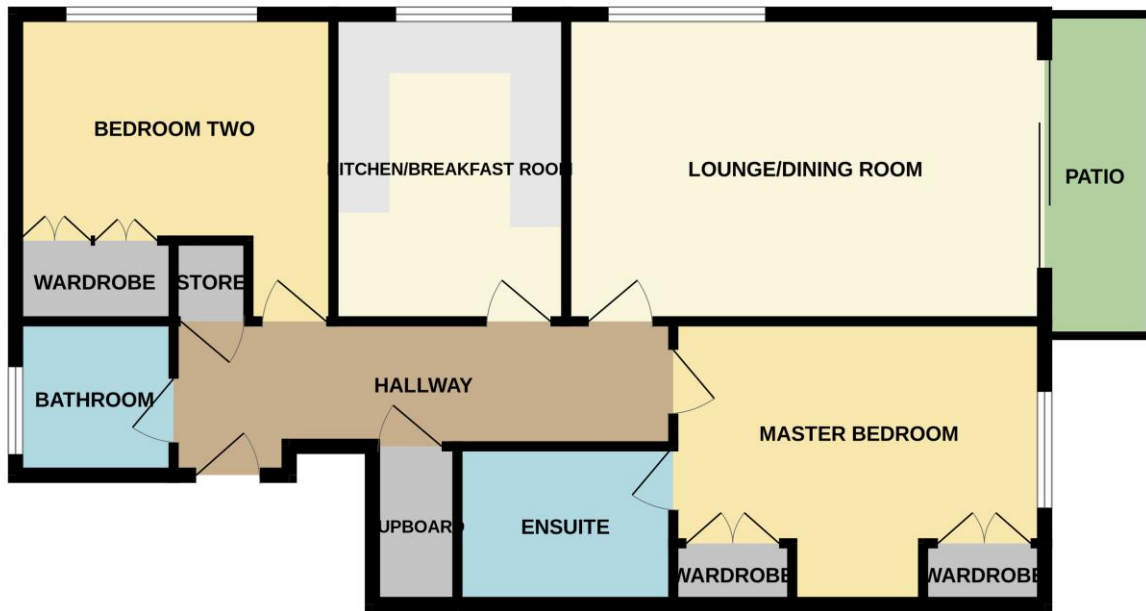
The apartment is situated on the ground floor which is accessed via well presented communal hallways. A private front door then leads into the entrance hallway which houses two storage cupboards, and doors to principal rooms.

The bright and spacious lounge has ample room for a dining table and enjoys sliding patio doors which lead out onto the large private patio. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and ample room for a further table.

There are two generous double bedrooms both with space for freestanding furniture and the added benefit of an ensuite bathroom to the master bedroom. There is also a family bathroom which is tiled and has a suite comprising of a WC, wash hand basin and panelled bath with shower above.

An underground garage is conveyed with the property. No onward chain.

## GROUND FLOOR



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.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** D

**TENURE:** Share of Freehold 950 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2000 P.A

### AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge
- Kitchen breakfast room
- Two bathrooms
- Private patio
- Secure underground parking
- Close to Westbourne

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