



LINDSAY MANOR, 47 LINDSAY ROAD, POOLE, BH13

£225,000 SHARE OF FREEHOLD

A bright and spacious two double bedroom third floor apartment set within this established purpose built development. Westbourne is a very short level walk away as are good transport links and the beach. The property is clean and tidy throughout with a sunny balcony and underground garage.

Purpose built | Third floor | Two double bedrooms | Large lounge diner | Spacious kitchen | Bathroom & separate wc | Balcony | Underground garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

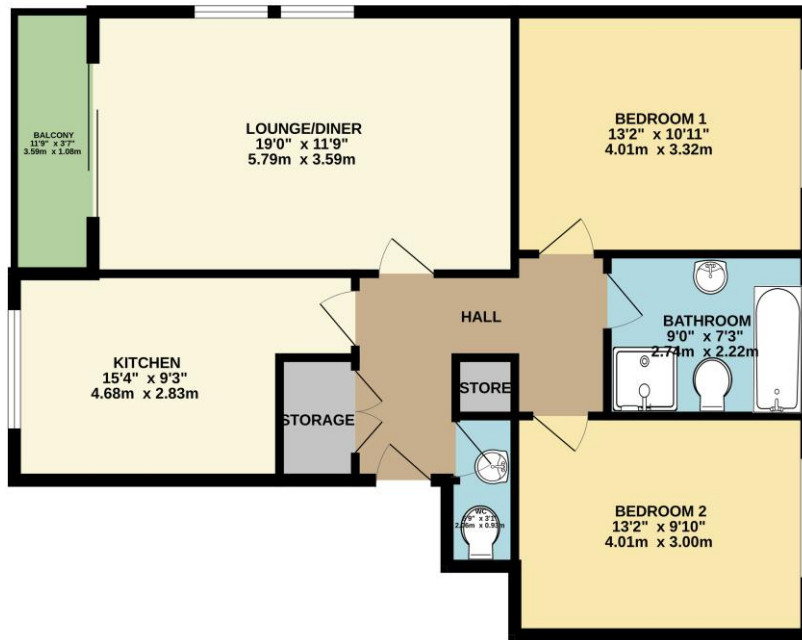
The property is situated on the third floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment, houses a large storage the airing cupboard and doors to principal rooms.

There is a large lounge which has ample room for dining table. There are dual aspect windows and sliding patio doors which lead out onto the West facing balcony. The kitchen is fitted with the range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms, which each have room for freestanding furniture and the added benefit of fitted wardrobes to the master bedroom. The family bathroom is fully tiled with comprising WC, wash and basin panel bath and large walk-in cubicle shower. There is a further separate WC in the entrance hall.

An underground garage with an enough over is conveyed with the property.

813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

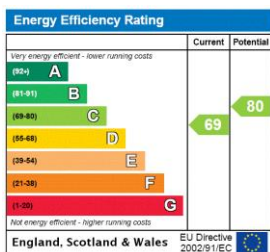
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Purpose built
- Third floor
- Two double bedrooms
- Large lounge diner
- Spacious kitchen
- Bathroom & separate wc
- Balcony
- Underground garage



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