



LINDSAY PARK, LINDSAY ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

£250,000 SHARE OF FREEHOLD

And incredibly bright and spacious two bedroom top floor apartment situated in the heart of Branksome Park which boasts short level walks to the shops bars and restaurants in Westbourne as well as being close to good transport links and the beach. The property offers good size accommodation throughout with a large balcony overlooking beautiful communal gardens.

Top floor with a lift | Two double bedrooms | Large lounge diner | Modern kitchen | Bathroom & separate WC | Sunny balcony | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park 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.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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.



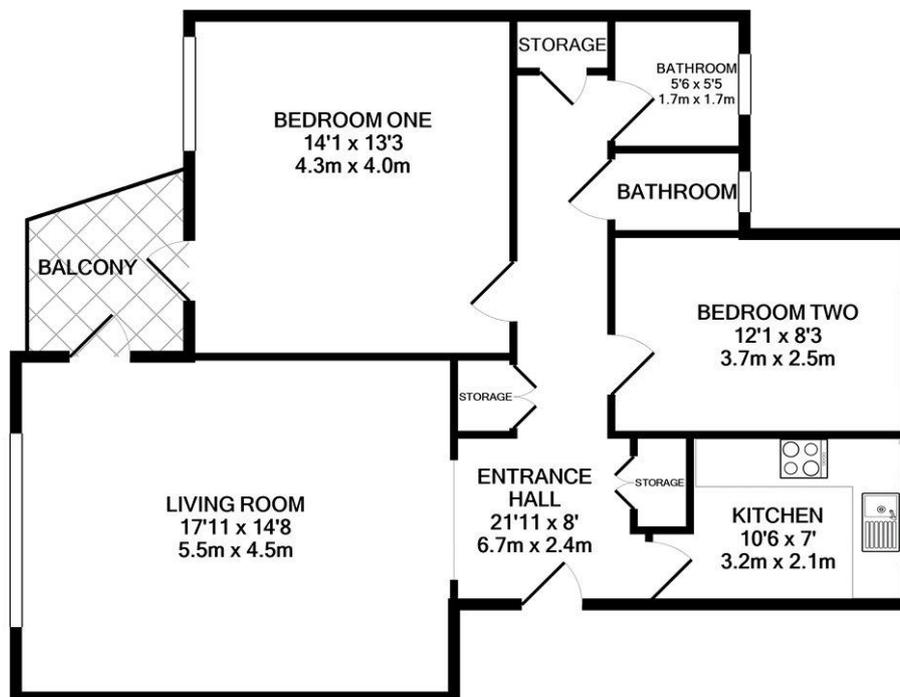
DESCRIPTION

The property is situated on the top floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses two large storage cupboards and doors to principal rooms.

The lounge is a particular feature of the property being especially large and enjoying views over the communal gardens through a large window with further patio doors which lead out onto the balcony. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms, the master bedroom is an especially good size benefiting from a range of built-in wardrobes and access onto the balcony through double French doors. The family bathroom is tiled and comprises a suite to include panelled bath with shower above and wash handbasin. There is also a separate WC.

The garage is conveyed to the apartment. There are beautiful communal gardens surrounding the development which are for the use of residents.



TOTAL APPROX. FLOOR AREA 793 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: C

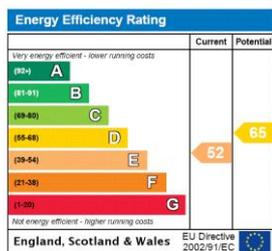
TENURE: Share of Freehold 988 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1918 per annum

AT A GLANCE

- Top floor with a lift
- Two double bedrooms
- Large lounge diner
- Modern kitchen
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- Sunny balcony
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