



**LINDSAY PARK, LINDSAY ROAD, POOLE, BH13**

**£250,000 SHARE OF FREEHOLD**

A spacious two bedroom first floor apartment which is situated in an enviable position just a short level walk to Westbourne and local amenities as well as being near to the beach and good transport links. Lindsay Park is a very popular development set within stunning communal gardens. The apartment itself offers good size accommodation throughout with a balcony and garage.

First floor | Two double bedrooms | Lounge diner | Bathroom & separate wc | Modern kitchen | Sunny balcony | Garage | Vendors suited

Westbourne | 01202 767633 |

**Winkworth**

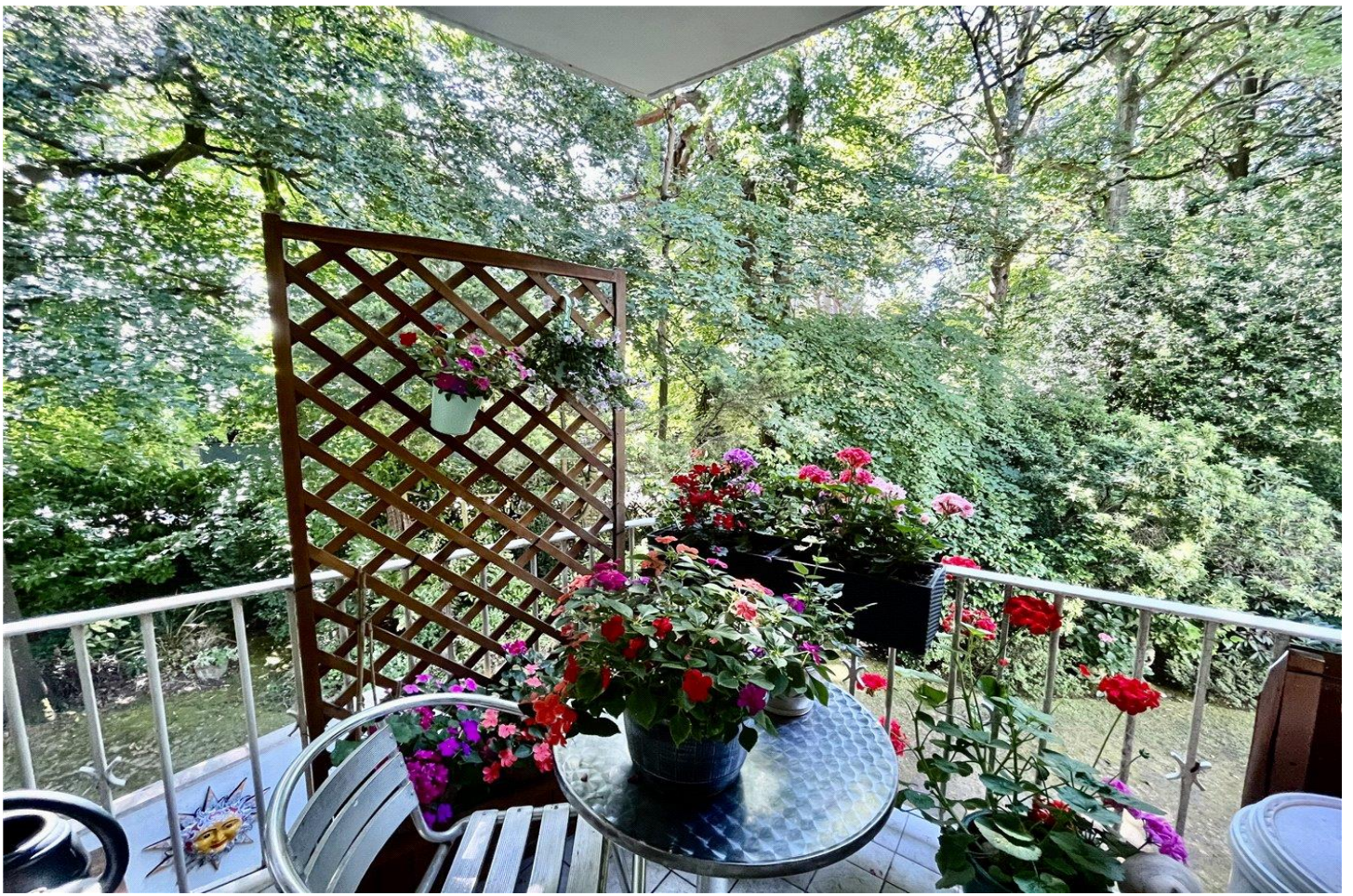


## LOCATION

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

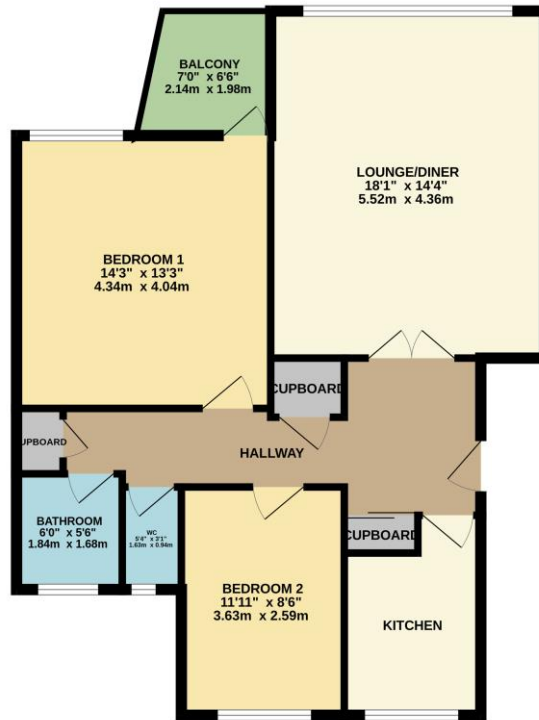
The apartment is situated on the first floor, which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the hallway which houses storage cupboard, an airing cupboard and doors to principal rooms.

The bright lounge diner is a particular feature of the property; enjoying views through large windows over the beautiful communal gardens and access onto the sunny balcony via patio door. The modern kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms with a master bedroom, having the added benefit of access onto the balcony and room for freestanding furniture. The bathroom comprises of a suite to include wc, wash hand basin and cubicle shower and there is a further separate WC.

An easily accessible garage is conveyed with the property.

FIRST 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*

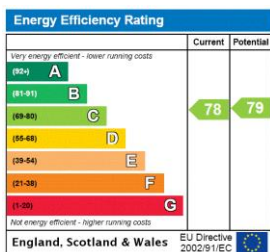
**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

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- Two double bedrooms
- Lounge diner
- Bathroom & separate wc
- Modern kitchen
- Sunny balcony
- Garage
- Vendors suited



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