



**WOODLANDS, LINDSAY ROAD, POOLE, BH13**

**£220,000 SHARE OF FREEHOLD**

An extremely bright and airy two double bedroom apartment situated a short level walk away from Westbourne village. The property benefits from a south facing balcony, modern accommodation throughout, ample storage, no onward chain as well as an allocated garage.

Two Bedrooms | Modern Kitchen | Large Lounge Diner | South Facing Balcony | Ample Storage | Close to Westbourne | Walking Distance to Beach | Allocated Garage | No Chain | New roof fitted in 2021

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 property is accessed via a well presented communal hallway where stairs or a lift give access to the private entrance of the apartment itself. The entrance hallway is bright and includes a useful storage cupboard as well as doors to principal rooms.

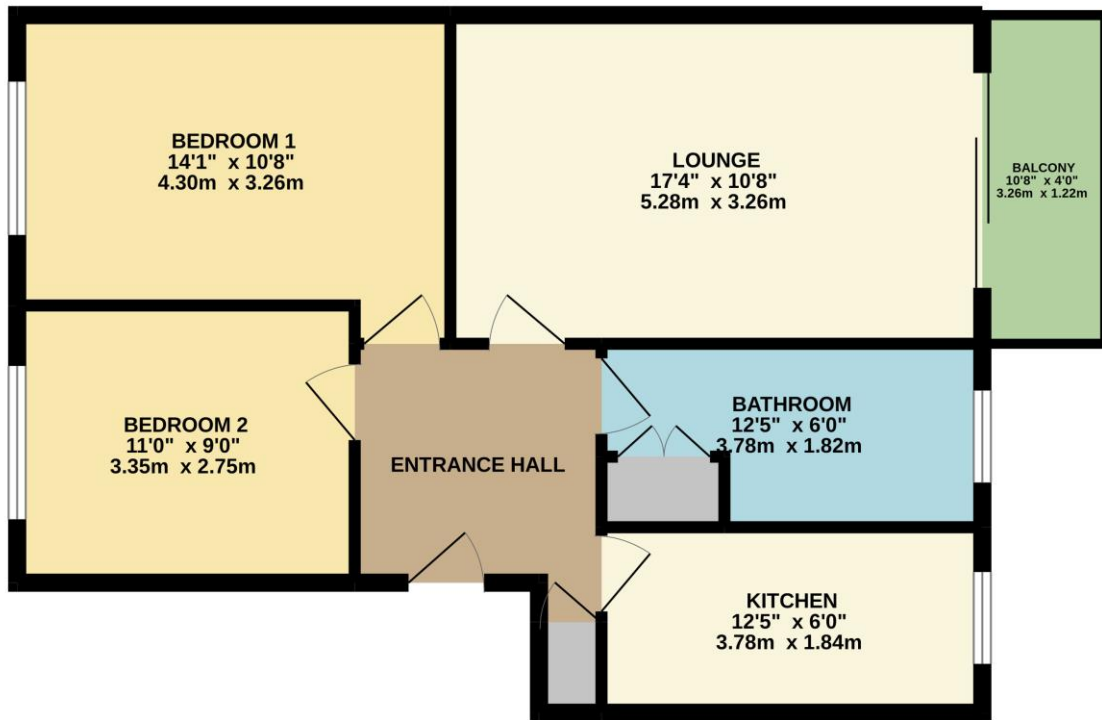
The lounge diner is a spacious south facing room with ample space for a table and chairs, as well as direct access to the sunny balcony via a sliding patio door with far reaching views as well as over the well manicured communal gardens below. The modern kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances, there is also a bright window with a pleasant view.

Both bedrooms are of a generous double size and have ample room for wardrobes and drawers as required. The both overlook the front aspect in this instance. The main family bathroom is tiled and comprises a panelled bath/shower, WC and wash hand basin. There is also a useful airing cupboard on the right as you enter the room.

Outside an allocated garage is conveyed with the apartment as well as ample visitor parking on a first come first serve basis. No Chain.

Note that the boiler, hot water tank and fuse board were replaced in 2021.

642 sq.ft. (59.6 sq.m.) approx.



*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*

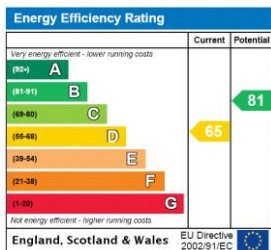
TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

**COUNCIL TAX BAND: C**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1300 PER ANNUM



## AT A GLANCE

- Two Bedrooms
- Modern Kitchen
- Large Lounge Diner
- South Facing Balcony
- Ample Storage
- Close to Westbourne
- Walking Distance to Beach
- Allocated Garage
- No Chain
- New roof fitted in 2021

Westbourne | 01202 767633 |

**Winkworth**