



NORTON GRANGE, LINDSAY ROAD, POOLE, BH13

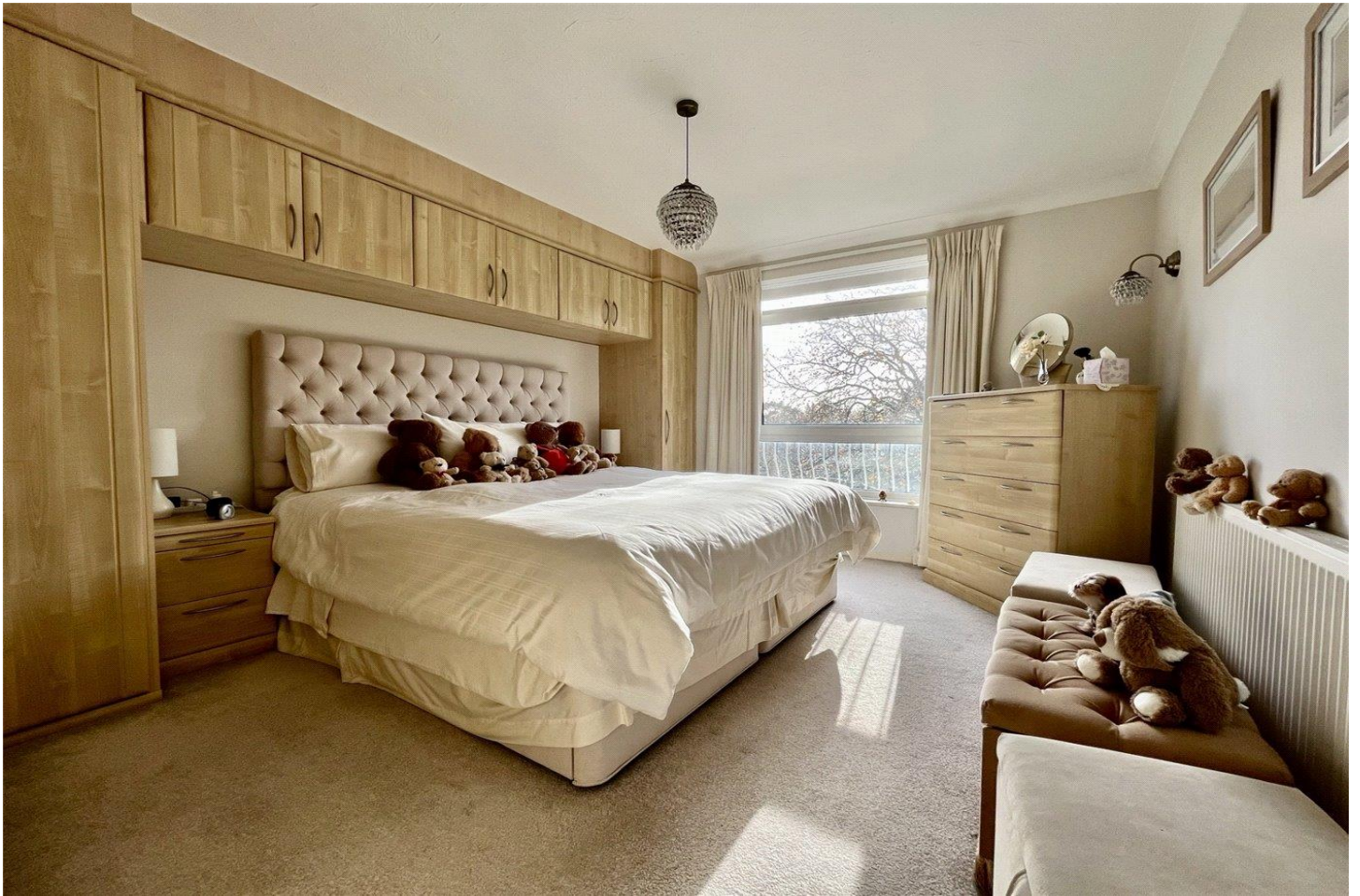
£275,000 SHARE OF FREEHOLD

A very well presented, bright and spacious two bedroom apartment set within a popular well managed development on the tree lined Lindsay road in Branksome Park which is a short walk to Westbourne whilst also being near to good transport links and the beach. The vendors are suited and moving into a vacant property.

Purpose built | Two double bedrooms | Two modern bathrooms |
Contemporary kitchen | Lounge diner | Sunny balcony | Garage | Vendors
suited

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.



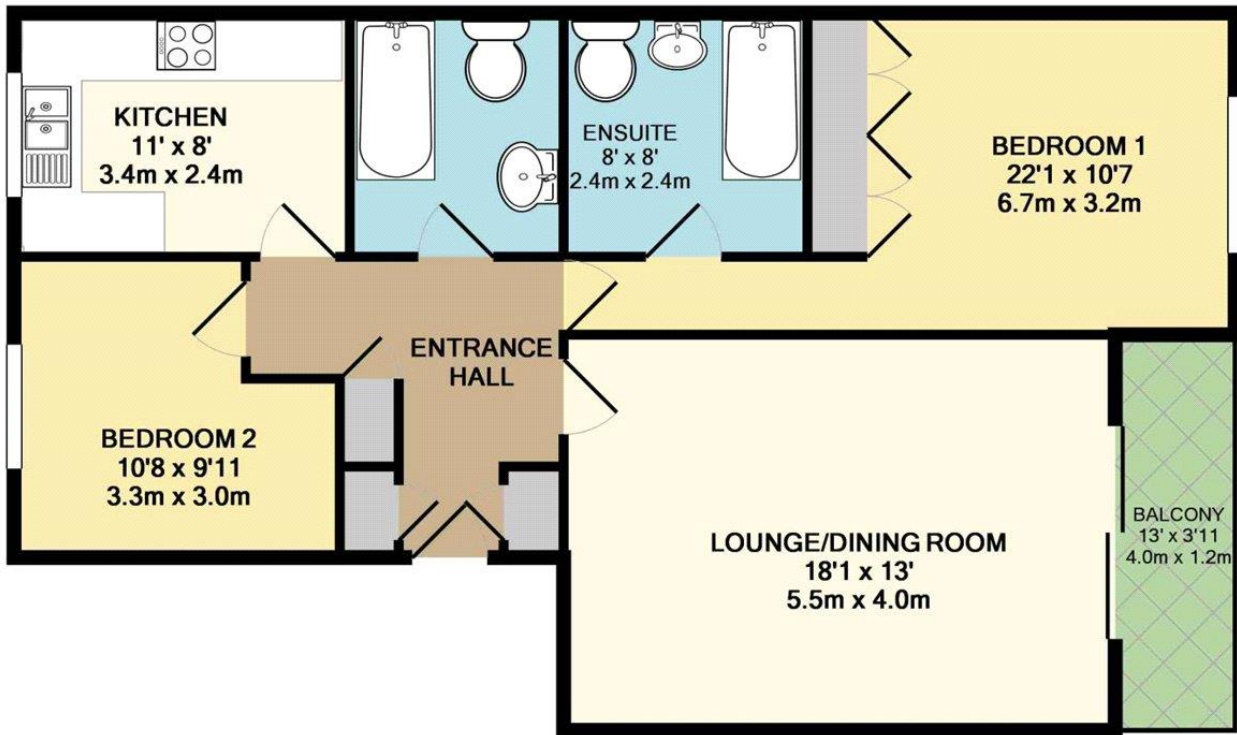
DESCRIPTION

The apartment is situated on the fourth floor which can be accessed via either a lift or stairs through very well presented communal hallways.

The apartment is very bright throughout with a good size south facing lounge with sliding patio doors leading onto the sunny balcony. The beautiful kitchen is fitted to include a range of base and eye level units with space and plumbing for domestic appliances with a contemporary feel.

There two double bedrooms with the master bedroom enjoying the same south aspect as the lounge with fitted wardrobes and a modern en suite shower room with suite to include walk in double shower, WC and wash hand basin. The family bathroom is also modern and comprises of a suite to include bath/shower, WC and wash hand basin.

Outside; a garage with power and an electric door is conveyed with the apartment as well as a superb amount of visitor parking on a first come first serve basis.



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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

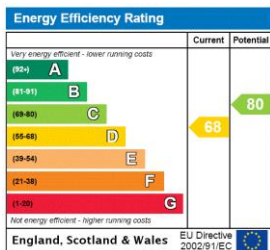
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Lounge diner
- Sunny balcony
- Garage
- Vendors suited



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