

Flat 17 Lindsay Park, 16 - 18 Lindsay Road, Branksome, Poole, BH13 6AU **£275,000**
Share of Freehold



A purpose built ground floor apartment situated in a superb location with the property being extensively modernised by the current owners. The accommodation comprising; entrance hallway, spacious lounge/dining room providing views over the communal grounds, large patio enjoying a sunny aspect, two double bedrooms, stylish modern fitted kitchen, luxury fitted shower room and separate cloakroom. There is UPVC double glazing plus gas fired central heating and a large garage close to hand in a nearby block. To the front of the development is visitors and residents parking. Vendors Suited.

LOCATION The apartment is situated opposite Tesco and close by are excellent bus services between Poole and Bournemouth. A short walk away is the very popular area of Westbourne with its restaurants, bistros, bars and shops, supermarkets, boutiques and arcade. There is a main line London railway station located in Branksome, plus one in the larger resort town of Bournemouth with its award winning beaches and this is approximately a 10 minute drive.

COMMUNAL GLAZED DOOR WITH WALL MOUNTED SECURITY ENTRY PHONE SYSTEM LEADS THROUGH TO THE COMMUNAL HALLWAY THIS THEN LEADS UP TO THE PERSONAL FRONT ENTRANCE DOOR WITH SPY HOLE AND INTO THE:

ENTRANCE HALL 8' 0" x 7' 1" (2.44m x 2.16m) With smooth set ceiling, down lighters, fire alarm, wall mounted security entry phone system, two white gloss fronted storage cupboards, wall mounted Drayton thermostat control unit, space for office table and filing cabinet drawers. From the hallway archway leads through to the:

LOUNGE/DINING ROOM 18' 0" x 14' 0" (5.49m x 4.27m) A bright and spacious light and airy room enjoying a sunny aspect with smooth set ceiling, down lighters, modern contemporary pebble effect living flame electric fire and glass shelf, large UPVC double glazed picture window providing pleasant views across the communal grounds, radiator below, further UPVC double glazed French doors give access out onto the spacious patio, TV point, telephone point, space for table and chairs.

PATIO 12' 11" x 7' 6" (3.94m x 2.29m) A good size private patio which enjoys a sunny southerly aspect and again provides pleasant views over the communal grounds, plenty of space for outside dining/garden furniture, light point, awning and single UPVC double glazed door leads through to the master bedroom.

KITCHEN 11' 9" maximum into archway x 7' 10" (3.58m x 2.39m) A stylish fitted kitchen comprising a range of white gloss fronted soft closing wall and base units to include drawers, stainless steel type handles, roll edge marble effect work surfaces incorporating Carron scratch resistant one and a half bowl drainer sink with mixer tap, integrated appliances to include; washing machine, slim line dishwasher, fridge/freezer, microwave, fan assisted oven and grill plus four ring electric hob with chimney style extractor hood above, pull out spice rack, complementing tiling to the walls, smooth set ceiling, down lighters, UPVC double glazed window to the front aspect, tiled floor. From the kitchen doorway leads through to the:

BEDROOM TWO 12' 0" x 7' 10" (3.66m x 2.39m) Smooth set ceiling, down lighters, UPVC double glazed window to the front aspect, radiator below, contemporary fitted wardrobe with sliding doors, shelving and hanging space.

From the entrance hallway archway leads through to the:

INNER HALL Smooth set ceiling, down lighters, radiator, spacious storage cupboard, doors then leads off to the:



MASTER BEDROOM 14' 0" x 13' 3" (4.27m x 4.04m) Smooth set ceiling, down lighters, UPVC double glazed window to the rear aspect providing views over the communal grounds plus UPVC double glazed door leading out onto the patio, radiator, fitted along two walls are contemporary built in wardrobes with sliding doors, shelving and hanging space, additional fitted dressing table area with single drawers, wall mounted TV point.



LUXURY FITTED SHOWER ROOM 9' 3" x 5' 1" (2.82m x 1.55m) Comprising oversized built in shower cubicle, glass door, mains operated rain fall shower head, low flush push button WC with concealed cistern, vanity unit with hand wash basin, waterfall mixer tap, white gloss fronted storage cupboards and drawers below, additional cupboard housing the boiler with Drayton Digistat hot water and central heating control panel, contrasting fully tiled walls, tiled floor, UPVC double glazed opaque window to the front aspect, smooth set ceiling, down lighters, chrome ladder style towel rail.



SEPARATE CLOAKROOM Low flush push button WC, hand wash basin with mixer tap, white gloss fronted double door storage cupboard below, part tiled walls, smooth set ceiling, light point, extractor fan, UPVC double glazed opaque window to the front aspect, part tiled walls, tiled floor, chrome effect ladder style towel rail.

OUTSIDE Lindsay Park is set within exceptionally well maintained communal grounds. We have been informed that the property is conveyed with a generous garage located in a near by block. To the front of the development there is visitors and residents parking.

MAINTENANCE Approximately £1,300 per annum including building insurance, water rates, gardeners and window cleaners.



LEASE 99 years from the 1st January 2008.

GROUND RENT Not applicable.

AGENTS NOTE The vendors have informed us that the flat was completely required and has had completely new plumbing in 2011.

COUNCIL TAX BAND 'C' This information has been supplied by Poole Borough, and we would suggest you verify this information prior to purchase.

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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