



**St Aldhelms Place, 25 Lindsay Road
Branksome Park, Poole, Dorset, BH13 6BL**

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Leasehold Price £240,000

A superb two double bedroom, two bathroom apartment on the first floor with a south facing Juliet balcony off the lounge. The apartment is set in beautifully kept the grounds within 500 metres of a Tesco superstore and only 100 metres of a new Lidl store and Branksome Train Station with direct links to London. St Aldhelms Place is a well-appointed apartment block of just 16 apartments for the over 55's, constructed in an attractive style in 2005. It is serviced by a security entryphone system, passenger lift and communal parking areas.

- Purpose built first floor flat for the over 55's
- 2 double bedrooms both with built in wardrobes
- 2 bathrooms (1 en-suite shower room to master)
- 2 Juliet balconies
- Passenger lift
- Built in 2005 the block consists of 16 apartments
- Spread over 3 floors including ground floor
- Security entryphone system
- Water softener included and all carpets and blinds
- Plenty of storage, walk in airing cupboard with power and light & 2 further storage cupboards
- Undercroft parking
- Stunning communal gardens
- Well equipped kitchen with a breakfast bar including integrated fridge/freezer, integrated dishwasher and integrated washing machine
- Double glazing & gas central heating

Just along the road is a large Tesco store and Westbourne is ½ a mile away with its range of local cafes, independent shops, restaurants and bars. Branksome Train Station is also within ½ a mile and is less than a 2 hour journey to London Waterloo. The gorgeous Branksome beach is within 1 ½ miles, which is a beautiful walk through Branksome Chine. Bournemouth Town Centre is within

COUNCIL TAX BAND: D EPC RATING: B

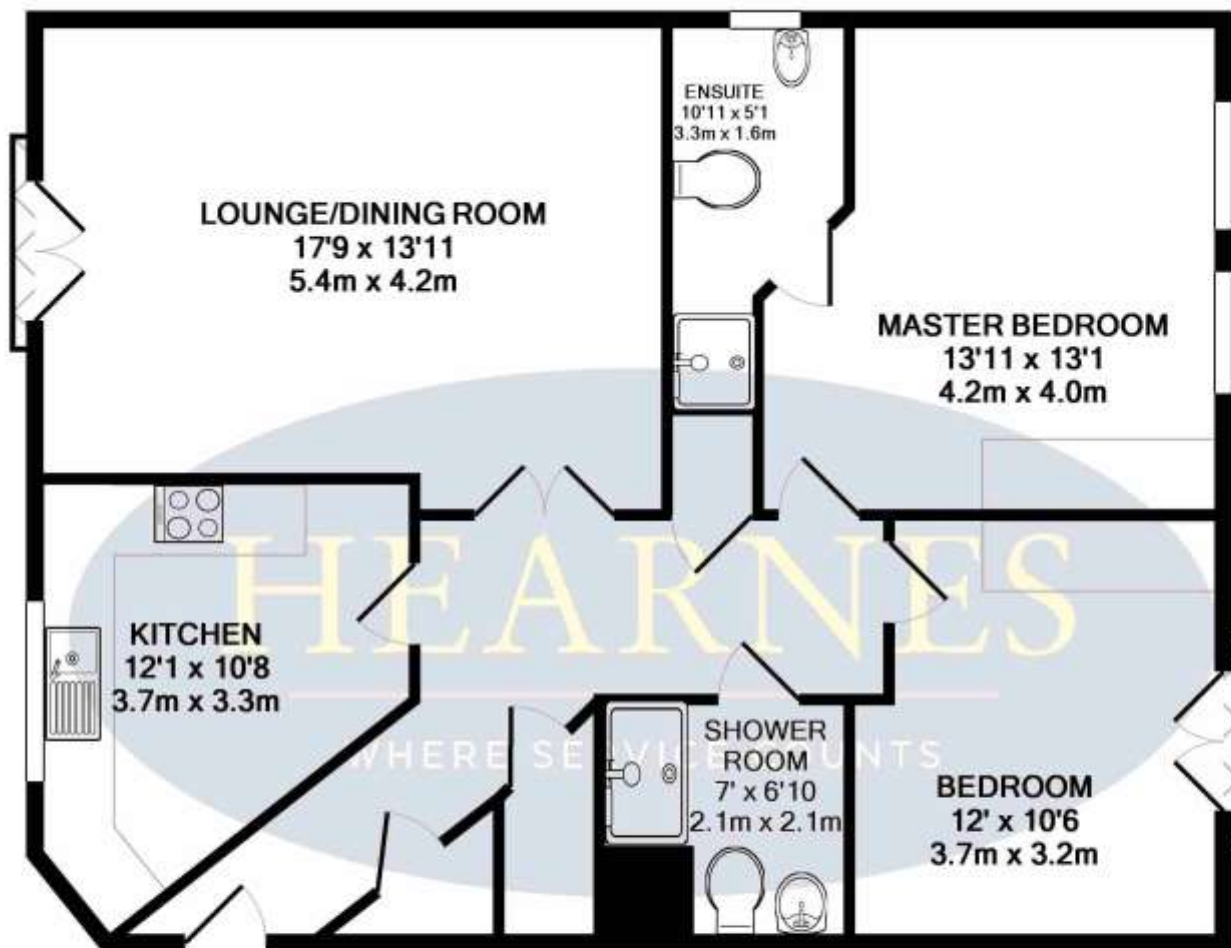
Term of Lease: 125 years from 2003

Maintenance Charges: £900 every 6 months

Ground Rent: £276 Per Annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 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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