



HEARNES

WHERE SERVICE COUNTS

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

St Aldhems Place, Lindsay Road, Branksome Park, Poole, Dorset, BH13 6BL

Leasehold Price £175,000

A well-appointed and extremely spacious one bedroom first floor apartment with south facing balcony, set off a light and airy double aspect lounge/dining room. 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 Aldhems 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 apartment for the over 55's
- 1 double bedroom with a built in wardrobe
- Double aspect light & airy lounge with a lovely south facing balcony overlooking the immaculately kept grounds
- Modern kitchen/breakfast room with an integrated fridge/freezer, washing machine, cooker, 4 ring gas hob and space for a table for 2
- Loft access
- 1 allocated parking space
- Good size storage cupboard in entrance hall
- Double glazing & gas central heating
- Stunning communal gardens
- Passenger lift & secure entryphone system
- Built in 2005, St Aldhems Place consists of 16 apartments spread over 3 floors

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 1½ miles and Poole Town Centre is within 3½ miles.

Term of Lease: 125 years from 2003
Maintenance Charges: £886 per ½ year
Ground Rent: £275 Per Annum

COUNCIL TAX BAND: C

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 617 SQ.FT. (57.3 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
Made with Metropix ©2019



18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

