



Woodlands, Lindsay Road, Poole, Dorset

Guide price £209,950

WESTBOURNE £209,950 VACANT POSSESSION. SHARE OF FREEHOLD. NEWLY DECORATED AND CARPETED. Thacker & Revitt are pleased to market this apartment located in the popular and sought after BRANKSOME PARK. The property offers SOUTH FACING aspect lounge with patio door leading onto a private BALCONY, TWO DOUBLE BEDROOMS, both with fitted wardrobes, fitted kitchen with light wood colored units and a modern style bathroom with white three piece suite and electric shower over the bath. The property has electric heating and further benefits from DOUBLE GLAZING and a GARAGE located in nearby block. Level walk to WESTBOURNE and the Tesco superstore in Branksome. This would make an ideal second home, First Time Buy or Investment property. The apartment is being offered with NO FORWARD CHAIN & VACANT POSSESSION. An early viewing is recommended in order to avoid disappointment.



FRONT DOOR AND ENTRANCE HALL

7'4" x 7'8" (2.24 x 2.36)

Lift and stairs to third floor leading to solid wooden front door, leading to entrance hall. The entrance hall has artex ceiling, emulsion painted wall and fitted carpet. There are two hall cupboards and wall mounted electric heater. Light switch, ceiling light fitting, door entry phone and doors leading to all rooms.

LOUNGE

17'1" x 11'1" (5.21 x 3.39)

Door leading into lounge with artex painted ceiling, emulsion painted walls and fitted carpet. There are sliding patio doors leading onto a South facing balcony. Ceiling light fitting, wall mounted electric heater, light switch and plug sockets.

KITCHEN

10'8" x 6'11" (3.26 x 2.12)

Door leading from the entrance hall into the kitchen with a range of fitted wall and base units with fitted worktops. There is a Upvc double glazed window with rear aspect outlook. Part tiled around the worktops and emulsion painted to the remainder of the walls. Fitted flooring. Plumbing for washing machine and space for fridge freezer, fitted electric oven and hob. There is a light switch, plug and fuse sockets.

BATHROOM

7'8" x 10'7" x 5'11" (2.36 x 3.25 x 1.81)

Door leading from the entrance hall into the bathroom with white three piece suite consisting of bath with electric shower over and chrome effect fittings, low level flush wc and a ceramic sink with chrome effect fittings. Fitted flooring, fully tiled walls and a Upvc double glazed window. Ceiling light fitting and a wall mounted heated towel rail heater.

BEDROOM ONE

13'9" x 8'11" (4.20 x 2.73)

Wooden door leading from the hall into the bedroom with a range of built in sliding wardrobes. There is a Upvc double glazed window with front aspect outlook. Fitted carpet, ceiling light fitting, light switch and plug sockets.

BEDROOM TWO

10'11" x 9'6" x 15'1" (3.34 x 2.90 x 4.61)

Door leading from the entrance hall into this double room with front facing aspect. Built in wardrobes, Artex white ceiling and emulsion painted walls, fitted carpet. There is a wall mounted electric heater, light switch and plug sockets.

BALCONY

From the patio doors leading onto this South facing balcony with railings and with rear aspect look.

GARAGE

There is a garage allocated to the property in the nearby block, numbered 7 with up and over door.

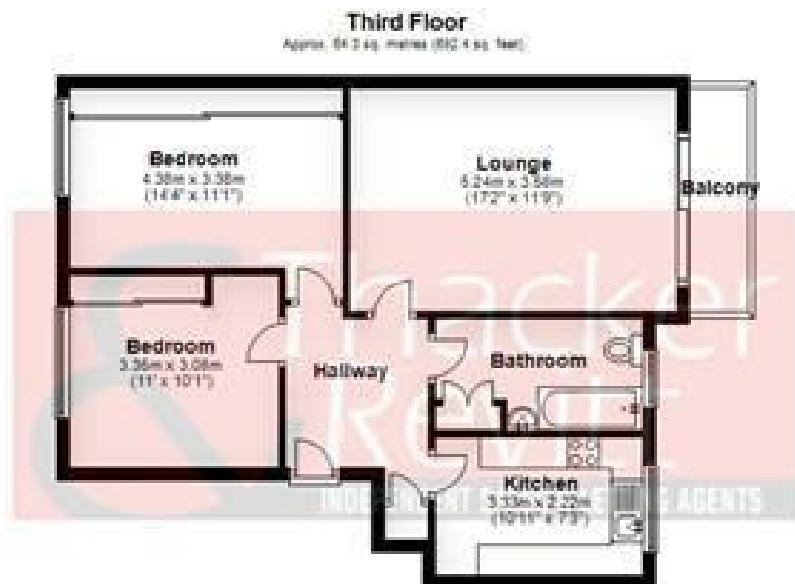
ADDITIONAL INFORMATION

We have been advised that the property is a Share Of Freehold. Awaiting to be confirmed.

Ground Rent £25 Per annum

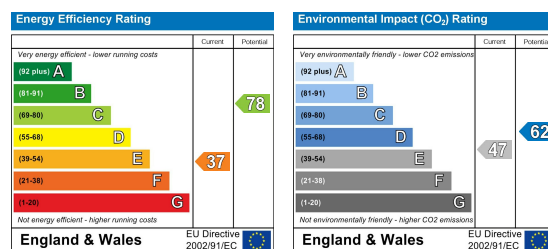
Service charge £1120.00 per annum





Total area: approx. 64.3 sq. metres (692.4 sq. feet)

Source: Energy Plan. Plans are provided for information purposes only. Not a contract. No liability is accepted for any error, omission or misstatement. Dimensions shown are to the nearest 15 mm (1/2 inch). Total area shown is for the ground floor only. Includes any external terraces, balconies and other external areas. For the full details of the Energy Plan, please visit www.bournemouthenergy.co.uk (Tel: 01202 355000). All prices are subject to change.



Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD