



45 Lindsay Road, Poole, Dorset

By auction £125,000

Thacker and Revitt in conjunction with Town and Country Property Auctions are delighted to offer for sale by public auction this third floor apartment in this fabulous building with a communal pool leisure centre. The lounge diner is a particular feature of the property, having ample space for a good sized table and a large box glazed windows which look out across the gardens. The kitchen is part tiled and comprises of a range of basin, isle of work units with integrated cooker and small breakfast bar. The double bedroom has fitted wardrobes. There is a fully tiled shower room to include WC with hidden system wash hand basin inset into vanity unit and a walk-in cubicle shower. An allocated parking space is conveyed with the property.

**** VIEWINGS START ON THE 19TH OF APRIL IN THE AFTERNOON - CALL TO REGISTER AND ARRANGE YOUR TIME SLOT.****



FRONT DOOR AND ENTRANCE HALL

10'4" x 7'4" x 4'3" narrow (3.17 x 2.24 x 1.31 narrow)

Wooden door leading into the entrance hall with white ceiling, emulsion decor and fitted carpet. Wall mounted entry phone, ceiling lighting and light switches. Doors to all rooms. There are two built in cupboards, one with electrics and storage inside and other with shelving and immersion tank.

LOUNGE

11'8" x 14'11" (3.58 x 4.57)

Door leading into this spacious, light and airy lounge with outlook over the landscaped gardens. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting and wall lighting. Radiator. Light switch, plug sockets and TV socket. Wooden framed bay window with large ledge overlooking garden aspect.

KITCHEN

10'0" x 7'4" (3.06 x 2.26)

Door leading into the kitchen with white ceiling, emulsion painted and tiled walls and fitted flooring. A range of light wood coloured units with laminate worktops. Four ring gas hob, electric oven and extractor fan. Window to side aspect. One and a half bowl metal sink with drainer and mixer tap. Ceiling lighting, light switch, plug sockets and fuse switch. Radiator. Boiler located in base cupboard. Breakfast bar worktop. Space and plumbing for washing machine.

BEDROOM

8'9" x 14'10" (2.67 x 4.53)

Door leading into this spacious double bedroom with garden aspect outlook. White ceiling, emulsion painted walls and fitted carpet. Wooden framed window overlooking garden aspect. Ceiling lighting, light switch, plug sockets. Radiator. Built in wardrobe with two doors and shelving and rails inside.

SHOWER ROOM

7'11" x 5'6" (2.43 x 1.70)

Door leading into this modern shower room with white ceiling, mostly tiled walls with some emulsion painted areas. Lino flooring. Ceiling lighting. Wall mounted light shaver point. Radiator. White sink with chrome effect fittings. White wc with seat and lid and cistern. Shower cubicle with metal frame, fixed side panel and opening glass and chrome effect door. White shower tray and wall mounted shower. Radiator.

PARKING

One parking space allocated with the property number 65

ADDITIONAL RESIDENTS FACILITIES

A real feature of this sought after development is the residents heated swimming pool with sauna, gym and showers. There is an outside patio with a barbeque area.

TENURE

Ground Rent:- We have been advised there is no ground rent.

Management Charges: £2104 per annum to include a Reserve Fund payment of £780.30p.a.



Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

Location

Location:

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.

PROPERTY FEATURES

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- . Third Floor Apartment
- . One Double Bedroom With built In Wardrobe
- . One Reception Room
- . Separate Kitchen Breakfast Room
- . Tandem Parking For 2 Cars
- . Indoor Swimming Pool Complex
- . Residence Gym & Sauna
- . Residents BBQ Area
- . Property Tenure: Leasehold
- . Length of lease remaining: 965
- . Annual service charge: £2105.30
- . Council tax band: C
- . Rental Value Per Month: £1000pcm after a refurb
- . 56 Day Completion

The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

PRE-AUCTION OFFERS ARE CONSIDERED The seller of this property would consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us on 0300 1246022.



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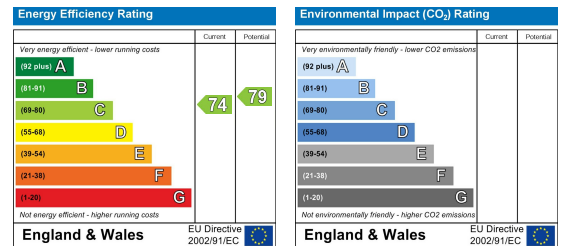
Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88

Second Floor
Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 50.6 sq. metres (544.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



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