



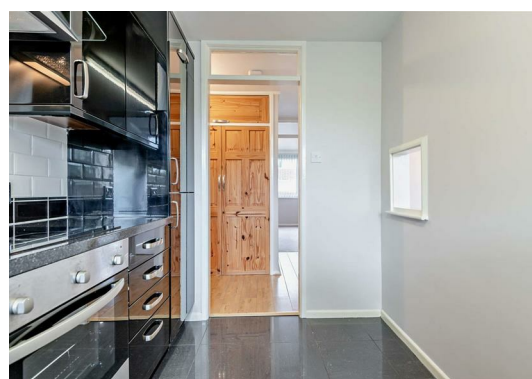
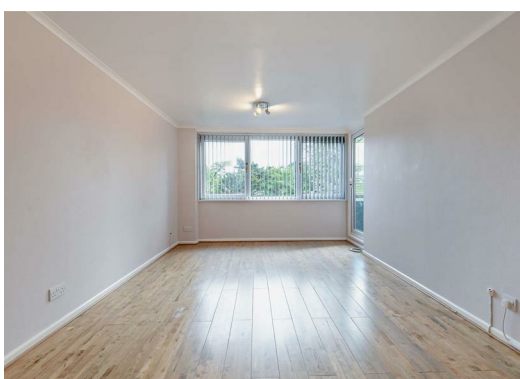
Flat 00, 332, Lindum Court Poole Road, Branksome, BH12 1AS Offers in excess of £200,000

**** OFFERED WITH NO ONWARD CHAIN ****

A sound investment opportunity has arisen to purchase this spacious apartment which is located in the Branksome area of Poole which itself is a popular south east coastline location, sought after by many. With access to both Poole and Bournemouth and the many seaside attractions, along with shops, bars, restaurants and access to the rail links.

The accommodation on offer briefly consists: Entrance hall, spacious sitting room/dining room with balcony, stunning kitchen with brand new integrated white goods and fitted units, two double bedrooms and contemporary and immaculately presented house bathroom.

Do not delay in booking a viewing of this fantastic investment property.



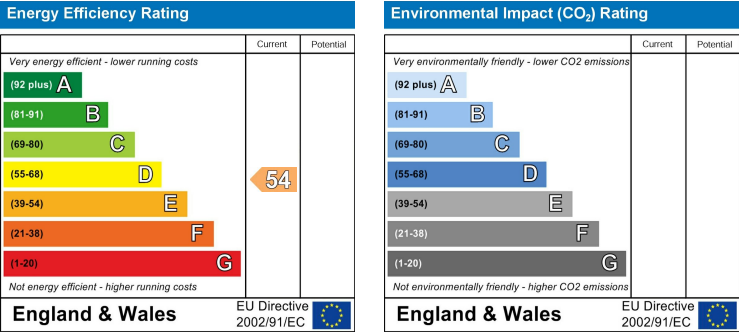
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification 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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

103 years remaining on the lease
Ground rent: £100 per annum
Maintenance charge: £1760 per annum

This information is provided by the vendor and should be verified during the conveyancing process.



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