



Flat 11 Lindsay Court 28 Lindsay Road, Poole BH13 6AX
£250,000 Share of Freehold





A third floor two bedroom apartment situated only a short walk from Westbourne Village. The property offers a south facing balcony, a garage and has no forward chain.

- THIRD FLOOR APARTMENT WITH LIFT ■ IDEAL BUY TO LET/LOCK UP AND LEAVE ACCESS
- TWO DOUBLE BEDROOMS
- SOUTH FACING BALCONY
- NO FORWARD CHAIN
- GARAGE AND VISITORS PARKING

Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

This generously proportioned apartment offers two spacious double bedrooms and a bright, open-plan living and dining area. Expansive windows allow natural light to pour in, creating a warm and inviting ambiance throughout. A large south-facing balcony, accessible from both the lounge and one of the bedrooms, provides the perfect spot to relax or entertain.

Lindsay Court residents enjoy the convenience of lift access to all floors, while the property also includes a private garage—ideal for secure parking or additional storage. Ample visitor parking is also available.

Set within beautifully maintained communal gardens, the development offers a peaceful and attractive setting to enjoy outdoor moments.

Tenure: Shared Freehold

Maintenance: £2,660 per annum

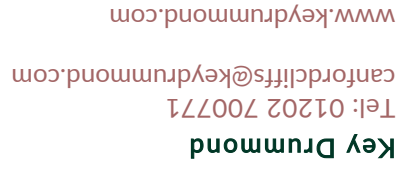
Includes: Building Insurance, Communal Gardening, Water and Sewerage, Cleaning and maintenance of the communal areas.

Council Tax Band: C

Gas Suppliers: Octopus Energy

Electric Suppliers: Octopus Energy

Sinking Fund: Yes



www.keydrummond.com

clarification or information.

- These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. 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.

operability or efficiency can be given.



Environmental Impact (CO ₂) Rating																	
<p>Bar chart showing CO₂ emissions for various countries. The y-axis is 'New governmentally funded - lower CO₂ emissions' and the x-axis is 'New governmentally funded - higher CO₂ emissions'. The bars are labeled A through G. A legend indicates 'EU Directive 2009/13/EC'.</p> <table border="1"> <thead> <tr> <th>Country</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>Germany</td> <td>A</td> </tr> <tr> <td>France</td> <td>B</td> </tr> <tr> <td>Italy</td> <td>C</td> </tr> <tr> <td>Spain</td> <td>D</td> </tr> <tr> <td>Sweden</td> <td>E</td> </tr> <tr> <td>Poland</td> <td>F</td> </tr> <tr> <td>UK</td> <td>G</td> </tr> </tbody> </table>	Country	Rating	Germany	A	France	B	Italy	C	Spain	D	Sweden	E	Poland	F	UK	G	
Country	Rating																
Germany	A																
France	B																
Italy	C																
Spain	D																
Sweden	E																
Poland	F																
UK	G																