



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

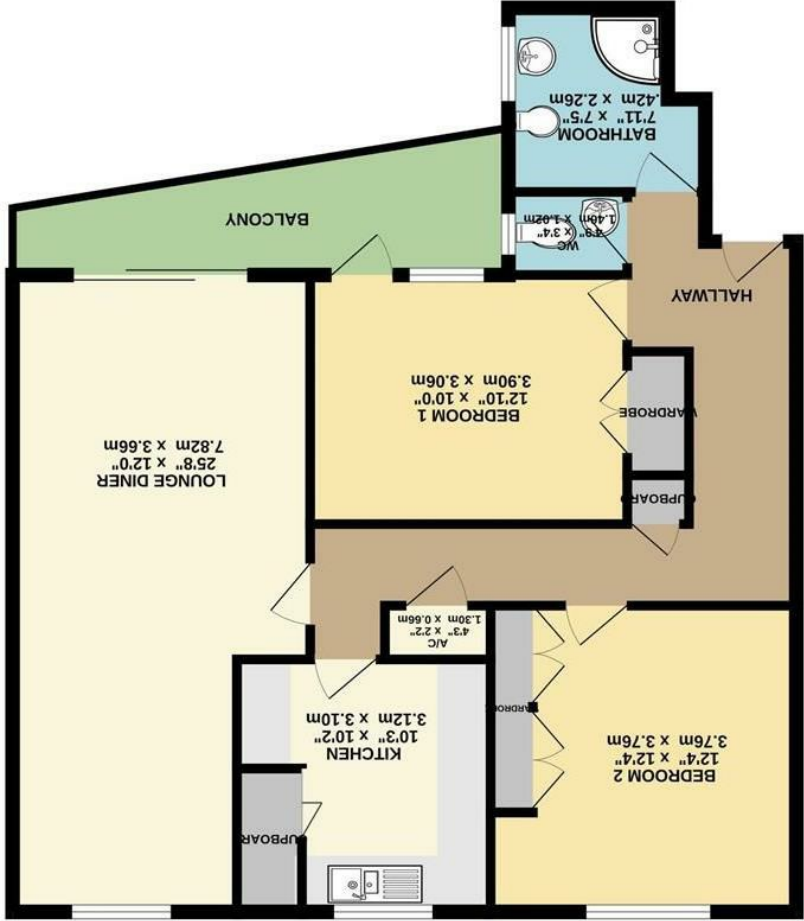


Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com



THIRD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6202S

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly: The vendors accept any liability in respect of their contents.

Any energy efficient - rated rating tools

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
100-120	100-120
80-100	80-100
60-80	60-80
40-60	40-60
20-40	20-40
10-20	10-20
0-10	0-10
74	81
Climate	Climate

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
100-120	100-120
80-100	80-100
60-80	60-80
40-60	40-60
20-40	20-40
10-20	10-20
0-10	0-10
Climate	Climate

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. 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 the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

clarification or information.

Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

They do not constitute an offer of contract for sale.

Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.