



£340,000

22 Lindsay Road, Poole, BH13 6BD



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Situated in a desirable location, this property offers the best of both worlds - a peaceful residential area while still being close to all the amenities Poole has to offer. Whether you fancy a leisurely stroll along the quay, a day at the beach, or exploring the vibrant town centre, everything is within easy reach. This property boasts a spacious layout with the added advantage of a 23' balcony with lovely views.

Property Description

This apartment has a larger than average entrance hall with plenty of built-in storage, double doors from the entrance hall lead to a spacious light & airy L shaped lounge/dining room with access to the kitchen from the dining area and access to the balcony via sliding doors from the lounge area. The kitchen offers a wide range of storage units, including glazed display cabinets, built-in gas hob with extractor hood above, built-in eye level double oven & microwave, ample work surface areas with tiled splashbacks and space for free standing appliances. Both bedroom one and two have a good range of built-in wardrobes, bedroom one has the benefit of an ensuite which comprises of a double shower unit, vanity sink unit, W.C. and fully tiled walls. The bathroom has been updated, fitted with a modern white suite, matching tiled walls, built-in mirrored cabinet and neutral coloured flooring.

Externally: This apartment has a single garage with power and light supplied. There is visitor parking to the front of the block, communal gardens are well maintained, comprising of shrub borders, lawned areas and surrounded by a variety of mature trees.

Location

Lindsay Road is conveniently positioned on a main bus route and just a few minutes walk to a large supermarket. Just a short level walk away is Westbourne village, very popular and well known for its independent restaurants and boutique shops. 0.8M distance is Branksome train station which has a direct link to Waterloo, London. The local surrounding area has so much to offer including cliff top, sea view walks as well as miles of sandy award winning beaches.

Tenure

Tenure: Share of freehold, lease term is 999 years from 1971

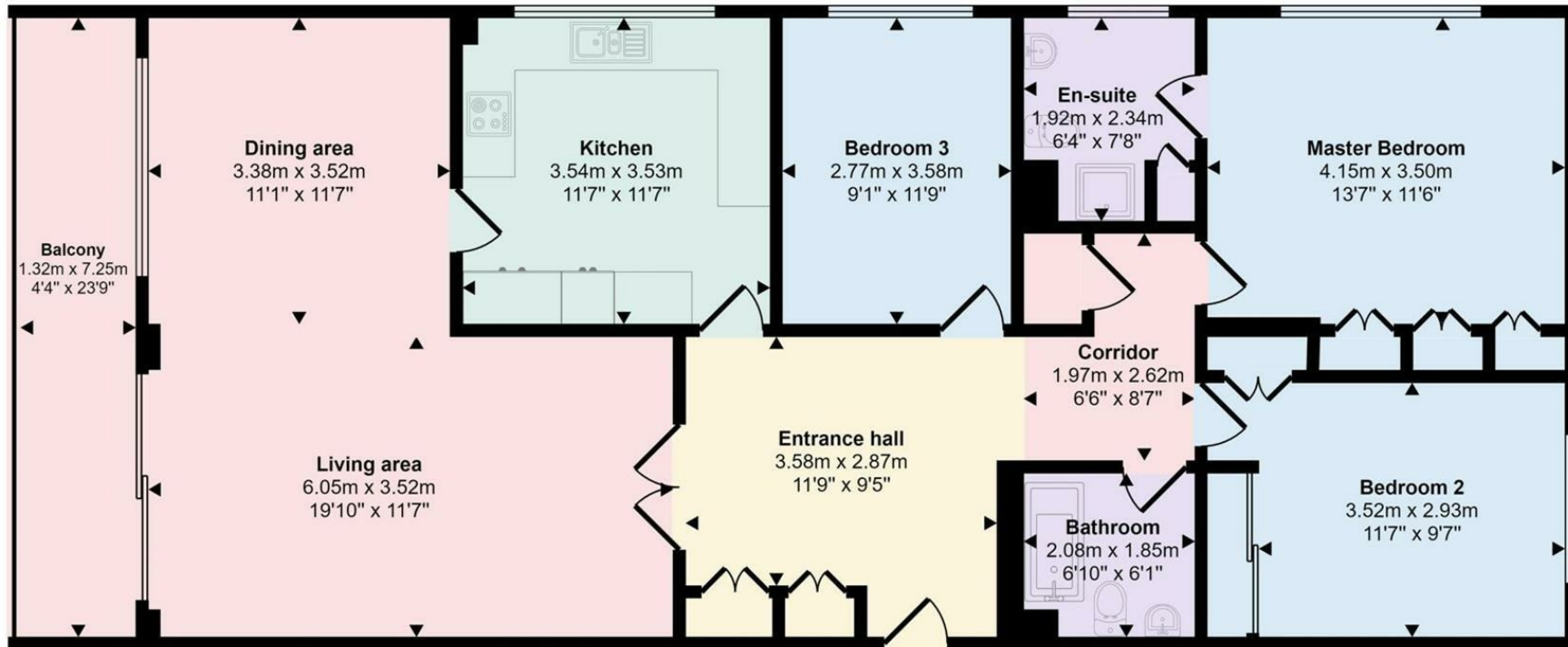
Service charge: £3,000 p.a.

Council Tax Band: D

FEATURES & SPECIFICATIONS

- Convenient, popular location
- Large balcony
- Garage
- Passenger lift
- Gas central heating and double glazing
- Modernised bathroom and ensuite shower room
- Large entrance hall with storage
- Security entry system



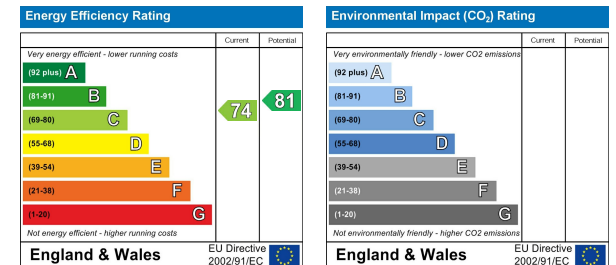


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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