



Offers In Excess Of £250,000

St Aldhelms Place 25 Lindsay Road, Poole, BH13 6BL



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Property Description

A neat and well presented first floor apartment on Lindsay Road in the picturesque town of Poole. Situated in a prime location, this flat offers convenience and accessibility to all that Poole has to offer. Whether you fancy a leisurely stroll along the quay, a shopping spree in the town centre, or a day at the beach, everything is nearby.

The layout of this flat is very practical with comfortable rooms providing a modern living space. Accommodation comprises of entrance hallway with storage cupboard and boiler cupboard. Large lounge/diner with double opening doors to a Juliette balcony. Fully fitted kitchen with ample storage units, integrated appliances, built-in oven, built-in gas hob with extractor hood above and tiled splashbacks to the work surface areas. The kitchen is a good size with room for breakfast table and chairs. Both the bedrooms are good size double rooms with built-in double wardrobes. Bedroom two is currently being used as a cozy snug/2nd lounge. The ensuite shower room and bathroom are clean and tidy and in good condition.

Externally there are delightful landscaped communal gardens, well maintained with a mix of established borders, grassed areas and mature trees. This apartment has an allocated under cover parking space and there is plenty of visitor parking on site.

Location

Situated in a very convenient position on a main bus route and just a short walk to local shops and large superstores. Just over a mile away is Westbourne Village, popular and well known for its independent restaurants and boutique shops. Approximately 100 metres distance is Branksome train station which has a direct link to Waterloo, London Poole Retail Park host to John Lewis, Homebase, Boots & many more is only 500 metres away. The nearest sandy beaches are Branksome Dene and Alum Chine from where beautiful coastal walks can be enjoyed.

Tenure

Leasehold: 125 year lease from 1st January 2003

Service Charge: £1,800 p.a.

Building Insurance: £450 p.a.

Ground Rent: £400 p.a.

Council Tax Band: D

Agents Note: St Aldhelms Place has an age restriction of minimum 55 years

There is a Caretaker on site three mornings a week.

FEATURES & SPECIFICATIONS

- Popular development (minimum age 55 years)
- Convenient location
- Close to local shops and train station
- Gas central heating
- UPVC Double glazing
- Under cover allocated parking space
- Visitor parking
- Passenger lift
- Secure entry system
- No forward chain

St Aldhelms Place, Lindsay Road, Poole

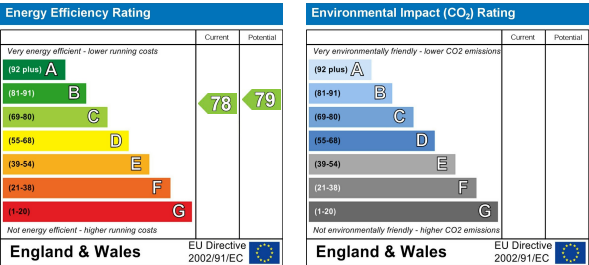
Approximate Gross Internal Area = 86.9 sq m / 935 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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