



Offers Over £240,000

Flat 16 Woodlands 32 Lindsay Road, Poole, BH13 6BG



SAXE COBURG™

Property Experts







Property Description

This purpose-built, two-bedroom ground floor apartment is located in a highly sought-after area, offering the perfect blend of convenience and potential. Situated close to local shops, the vibrant Westbourne High Street, and Branksome train station with links to Southampton, Winchester and London, this property benefits from excellent transport links, with easy access to regular bus services to both Poole and Bournemouth.

The internal accommodation comprises two well-proportioned bedrooms, a fitted kitchen, and bathroom. The apartment also offers direct access to a beautifully maintained communal garden, providing a peaceful outdoor space for relaxation. Additionally, the property includes a garage, providing valuable off-road parking or extra storage.

While the apartment would benefit from some modernisation, it presents an exciting opportunity for the discerning buyer to put their personal touch on a property with fantastic potential. Whether you're a first-time buyer or looking for an investment opportunity, this apartment offers the perfect foundation in a desirable location.

With its fantastic potential and proximity to local amenities and transport links, this property is not to be missed.



FEATURES & SPECIFICATIONS

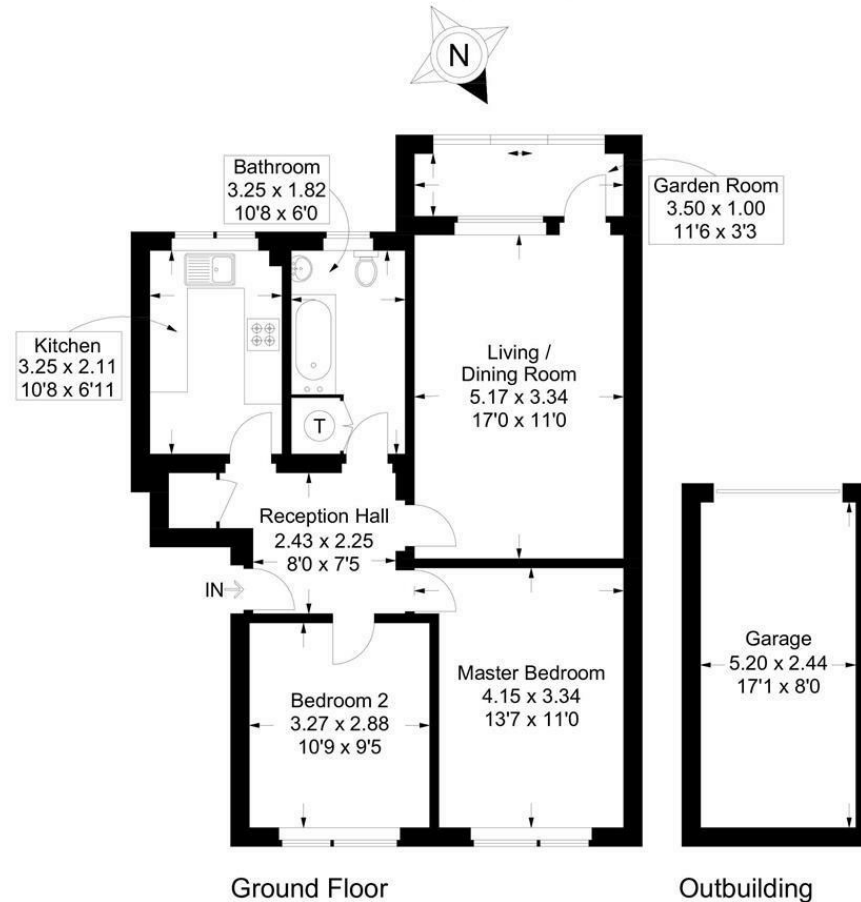
- CHAIN FREE
- GROUND FLOOR
- TWO BEDROOMS
- FITTED KITCHEN
- FITTED BATHROOM
- DIRECT ACCESS TO COMMUNAL GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FIRST HOME OR INVESTMENT PROPERTY

Woodfield Avenue, Farlington

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

Outbuilding = 13.2 sq m / 142 sq ft


Total = 80.5 sq m / 866 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts