



**Q** Quinn & Co  
ESTATE AND LETTING AGENTS

## Lindsay Road, Poole

- Spacious first floor flat
- Two double bedrooms
- Southerly facing balcony
- Allocated parking space

**Fixed Price £250,000**  
EPC Rating 'TBC'





28 Lindsay Park, 16-18 Lindsay Road, Poole, BH13 6AU



## Property Description

Well presented & spacious two double bedroom first floor flat with a southerly facing balcony. Benefits include, allocated parking space, share of freehold and no forward chain.

The accommodation comprises of a bright and spacious lounge/diner with double opening doors leading to the southerly facing balcony with views over the beautiful communal gardens, spacious entrance hall with two storage cupboards, one of the cupboards has a radiator for drying clothes, modern fitted kitchen with integrated oven, induction hob, fridge and freezer, modern shower room with cupboard housing gas boiler and plumbing for washing machine.

Maintenance charges - we are informed the annual charges are approximately £2000.

Council tax band - C.





**Location:**

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

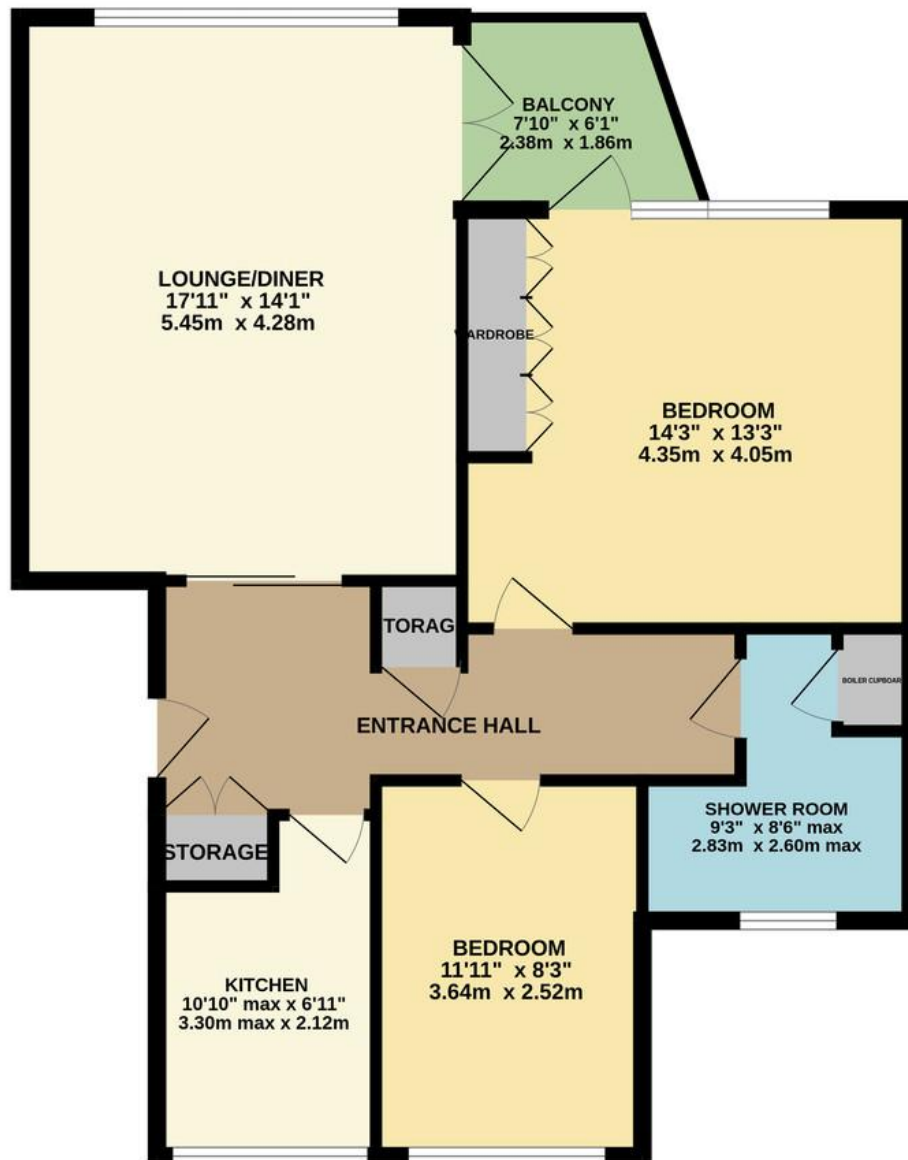








GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

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