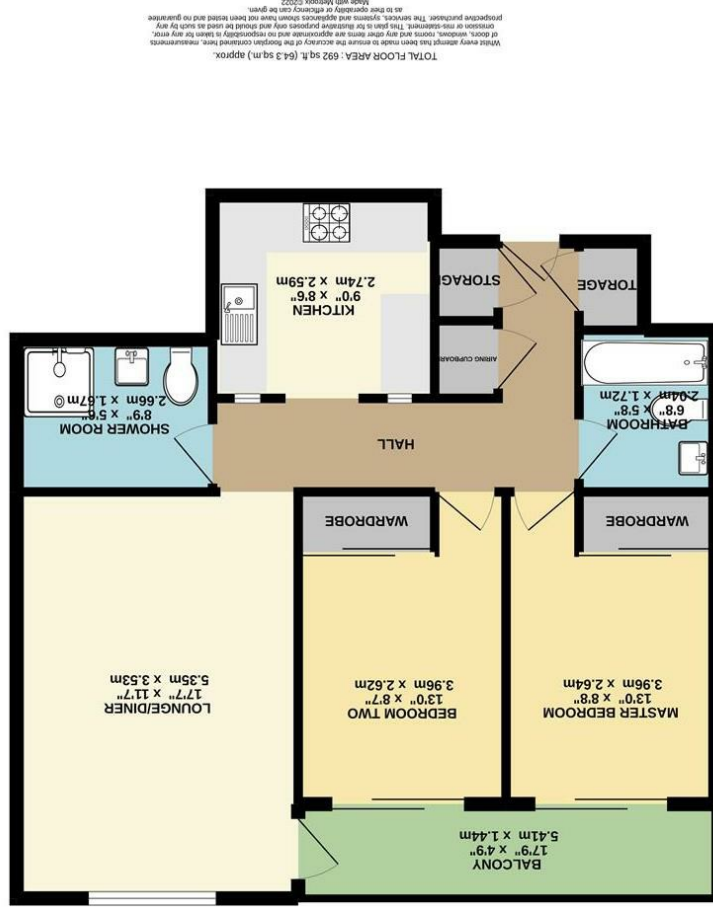


lovettt INTERNATIONAL Bournemouth

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.



While every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, areas and distances are approximate and should be used as a guide only. The services, appliances and equipment shown are not guaranteed as to their operation or efficiency and can vary.

GROUND FLOOR (64.3 sq.m.) approx.

FLOOR PLAN



Flat 16 The Oasis 45 Lindsay Road  
Poole, BH13 6AP, Asking Price £265,000

## MAIN FEATURES

Two Double Bedroom First Floor Apartment  
 Spacious Lounge/Diner  
 Contemporary Fitted Kitchen  
 Two Modern Family Bathrooms  
 Allocated & Visitor Parking  
 Communal Swimming Pool & Health Suite  
 Superb Communal Grounds  
 Sought After BH13 Location

### About This Property

The apartment is situated on the first floor with both lift & stair access available. Stepping into the property you are greeted by the welcoming entrance hall that provides access to all rooms. The spacious lounge/diner offers plentiful space for both eating and relaxing and benefits from direct access onto the private balcony. The separate fitted kitchen is of a contemporary style with tiled walls and flooring alongside generous workspace, cupboard storage and electric cooking facilities.

Sleeping accommodation consists of two well-proportioned double bedrooms, both with direct access to the balcony, built-in wardrobes and plentiful space for additional bedroom furniture and storage. The sleeping accommodation is served by a modern tiled bathroom and matching modern tiled shower room, both with w/c, basin, vanity unit and heated towel rails.

### Area

The Oasis is a premium block that occupies a substantial plot in the sought after area of Branksome Park. The property is set within easy reach of Westbourne Village with its popular shops, bars and bistros, local and national transport links and Poole's award-winning beaches.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

Outside the property boasts superb communal grounds with Japanese inspired gardens, pond, seating areas and communal terrace for entertaining with barbecue facilities. In addition the block also benefits from an indoor swimming pool and health suite facilities.

Further benefits include: allocated & visitor parking, entry phone system, secure bike store and gated entrance.

Well presented and offered with no forward chain a viewing is highly recommended to appreciate all this fantastic property has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

### Tenure

Share Of Freehold  
 Remainder of 999 Year Lease from circa 1970  
 Service/Maintenance Charge Including Sinking Fund: £3,120 Per Annum - Paid Quarterly  
 Council Tax Band: D  
 Pets: Not Permitted  
 Holiday Lets: Not Permitted

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.



**Asking Price £265,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	75
(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	

