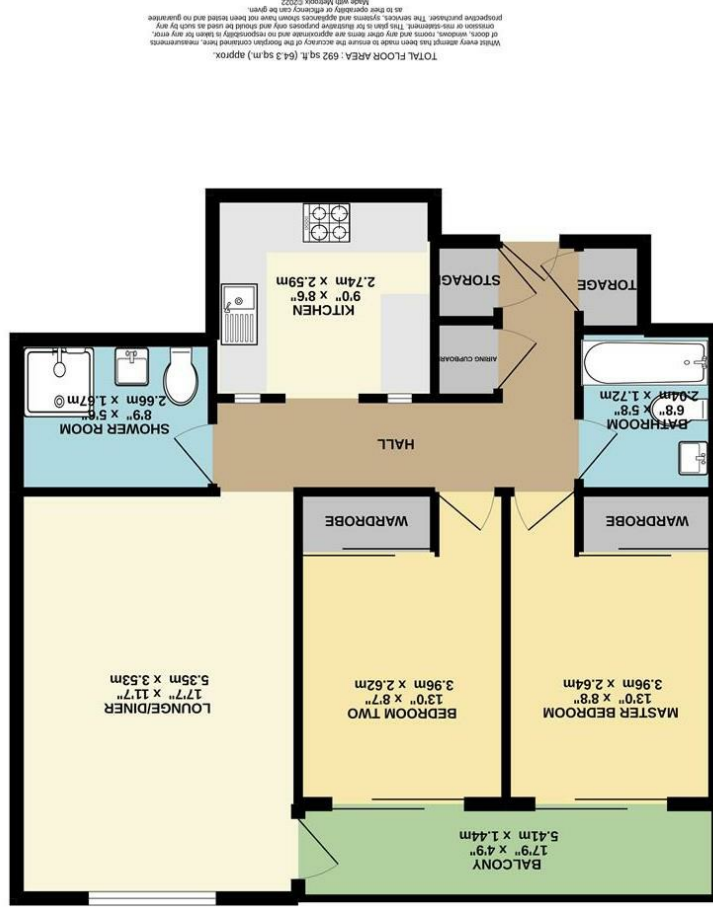


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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken 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 service agents and equipment shown are not guaranteed as to their operation or efficiency and may 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

Area

Situated just a short level walk to a main supermarket and public transport routes, the popular village of Westbourne is just a short distance away, offering a choice of independent shops and restaurants as well as an historic undercover Victorian shopping arcade. Bournemouth town centre with a wider selection of shops and eateries is easily accessible via the Wessex Way and is just 2.3 miles away. Branksome Park itself is a well known leafy residential area with bowls and tennis facilities, from Branksome Park Woods there is a scenic walk leading to the white sands of Branksome Chine Beach which has been awarded blue flag status. There is a main line train station at Bransome which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.



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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.

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			
(69-80) C		73	75
(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	

