



£230,000

25 Lindsay Road, Poole, BH13 6BL



SAXE COBURG™

Property Experts







Property Description

Saxe Coburg is proud to present this beautifully maintained and deceptively spacious ground-floor retirement apartment, situated in a highly sought-after residential area. Originally the show flat for the development, this property benefits from larger-than-average room sizes and enjoys stunning views over the meticulously landscaped communal gardens.

The well-proportioned accommodation comprises two generous double bedrooms, a modern bathroom, an additional separate shower room, a spacious and inviting living room, and a well-appointed kitchen/diner with a range of integrated appliances including fridge/freezer, dishwasher and washing machine which is ideal for those who enjoy cooking or entertaining. One of the standout features is the sunny south facing patio, conveniently located just outside the living room, offering a perfect spot to relax and enjoy the garden views.

Additional benefits include double glazing throughout, gas central heating, ample residents' parking and on site caretaker. There is also an emergency call facility if required and the added advantage of no onward chain making for a smooth and hassle-free purchase.

Perfectly positioned, the property is within easy reach of local supermarkets, Branksome train station, and a wide variety of everyday amenities. A frequent and reliable bus service operates just steps from your door, providing quick and easy access to Bournemouth, Westbourne, and Poole.

As the sole agents, Saxe Coburg highly recommends an internal inspection to truly appreciate the size, condition, and location of this exceptional retirement home. Early viewing is essential to avoid disappointment.

FEATURES & SPECIFICATIONS

- CHAIN FREE
- TWO BED GROUND FLOOR RETIREMENT FLAT
- OVER 55'S ONLY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- RESIDENTS PARKING
- ORIGINALLY THE SHOW FLAT
- HIGHLY CONVENIENT AND SOUGHT AFTER LOCATION



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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