



£180,000

19 Lindum Court 332 Poole Road, Poole, BH12 1AS



SAXE COBURG™

Property Experts







Welcome to this charming flat on Poole Road, Branksome. Offering approximately 685 square feet of well-designed living space, this delightful property is ideal for individuals or small families seeking a stylish and conveniently located home.

The flat features two generously sized double bedrooms, providing comfortable spaces for rest and relaxation. A well-appointed reception room serves as the heart of the home perfect for both entertaining guests and enjoying quiet evenings in. The property also benefits from a modern bathroom, thoughtfully designed to meet your everyday needs.

The contemporary kitchen is fully equipped with a functional extraction hood, brand new integrated washing machine, and brand new integrated fridge freezer, along with an integrated microwave and dishwasher making it both practical and ready to use.

A standout feature of this property is the south-facing balcony, which fills the home with natural light and offers a lovely outdoor space to unwind. Whether you're enjoying your morning coffee or relaxing in the afternoon sun, this balcony enhances the overall living experience.

Ideally situated within walking distance of Westbourne High Street, the property provides easy access to a wide range of shops, cafés, and local amenities, all contributing to a vibrant and convenient lifestyle.

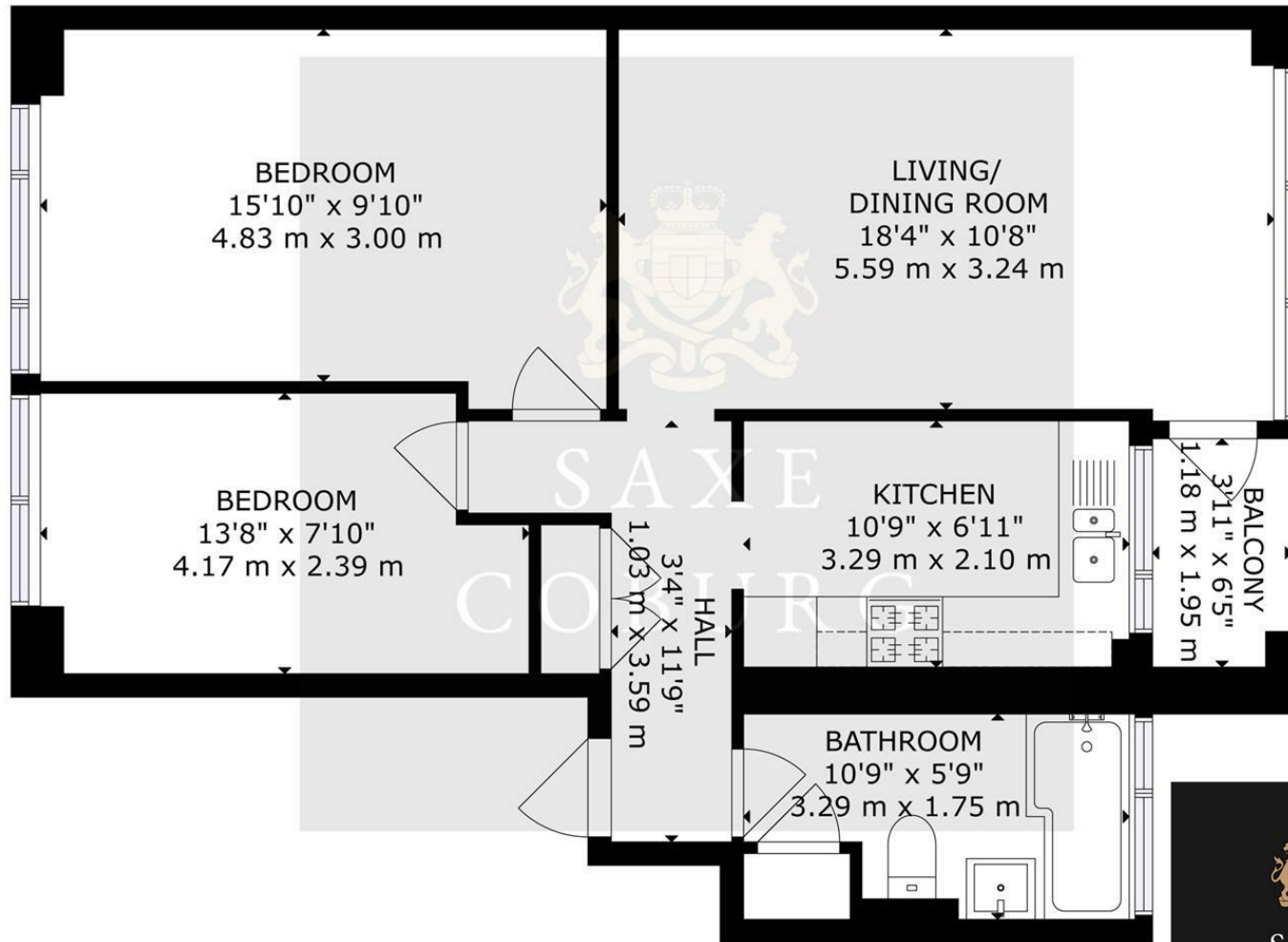
Further benefits include an off-road parking permit, ensuring secure parking, and a low service charge, making this an attractive and cost-effective option.

In summary, this flat on Poole Road offers a wonderful blend of comfort, convenience, and charm an excellent opportunity not to be missed.

### **FEATURES & SPECIFICATIONS**

- Two spacious double bedrooms
- Walking distance to shops
- Off road parking permit
- Southerly aspect balcony
- Low service charge
- Cosy reception room
- Recently refurbished
- Close to Westbourne High Street
- Viewing recommended





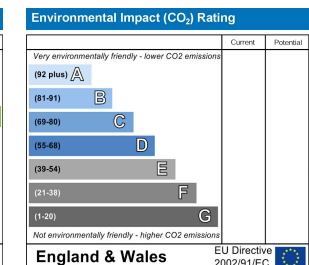
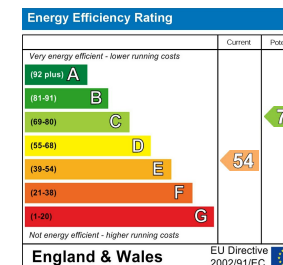
GROSS INTERNAL AREA  
TOTAL: 685 sq.ft, 64 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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





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

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

T: 01202 303066 [info@saxecoburg.co.uk](mailto:info@saxecoburg.co.uk)



SAXE COBURG™

*Property Experts*