

Flat 2 Norton Grange

Lindsay Road | Branksome Park | Poole | BH13 6BD

£250,000

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Poole | BH13 6BD
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- **EXCELLENT LOCATION**
- **EXTREMELY WELL PRESENTED**
- **TWO DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **LARGE SOUTH FACING SUN TERRACE**
- **GARAGE**
- **SHARE OF FREEHOLD**
- **VACANT POSSESSION**

A bright and spacious TWO DOUBLE BEDROOM, TWO BATHROOM, ground floor apartment with LARGE SOUTH FACING SUN TERRACE, SHARE OF FREEHOLD and GARAGE.

Situated just a SHORT WALK TO WESTBOURNE. Offered with NO FORWARD CHAIN











Norton Grange is a residential, purpose-built development set within beautifully landscaped communal gardens, located moments away from local amenities like Tesco and is a level walk to the vibrant boutique shops and restaurants of Westbourne Village.

Situated on the ground floor, this bright and spacious apartment is reached through a well maintained communal entrance. Inside, a good sized hallway provides access to all rooms and benefits from three built in storage cupboards.

A particular feature of the property is the large, south facing living room with space for sitting and dining areas which open directly onto a generous sun terrace via sliding patio doors making it an excellent space for entertaining .

The separate, spacious kitchen boasts modern eye-level and base units, solid stone worktops, a breakfast bar, and integrated appliances including a double oven, dishwasher, and washer dryer.

Both bedrooms are spacious doubles. The main bedroom also has, a contemporary en-suite bathroom and fitted wardrobes, while a separate modern shower room serves the rest of the apartment.

Outside, the property includes a private garage and access to permit-controlled resident parking.



Location

Lindsay Road is conveniently positioned on a main bus route and just a few minutes walk to a large supermarket.

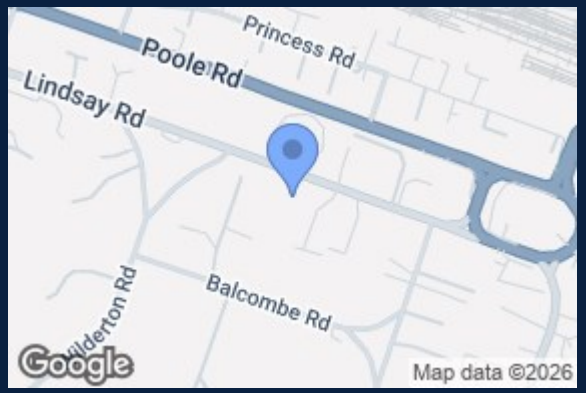
Just a short level walk away is Westbourne village, very popular and well known for its independent restaurants and boutique shops. A distance of 0.8 miles is Branksome train station which has a direct link to Waterloo, London.

The local surrounding area has so much to offer including cliff top, sea view walks as well as miles of sandy award winning beaches.





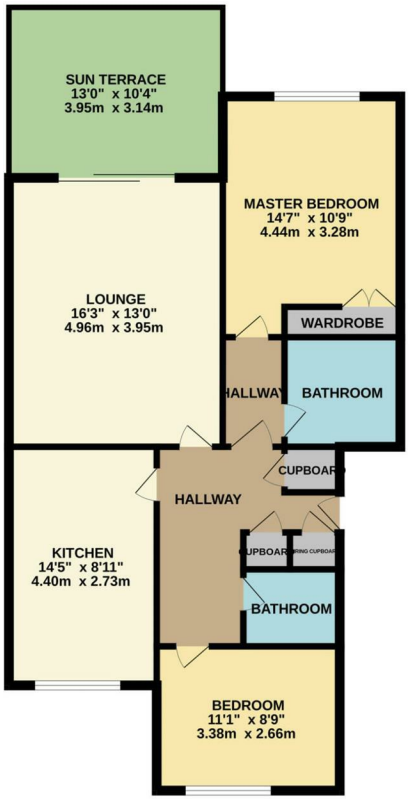




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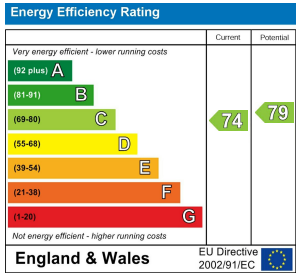
GROUND FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band **D**

EPC Rating **C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.