



The Oasis | 45 Lindsay Road | Poole | BH13 6AP
Offers In The Region Of £224,950



**QSALES &
LETTINGS**

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A bright third-floor apartment with two genuine double bedrooms, two bathrooms, a private sunny balcony and allocated parking, set within The Oasis — a development offering an unusual combination of resident facilities and Japanese-style landscaped gardens.

The apartment has a light and comfortable feel, with the reception room opening directly onto the private balcony. It's an easy space to enjoy a morning coffee, an evening drink or simply some fresh air without the maintenance of a garden.

There are two spacious double bedrooms, providing flexibility for guests, family or working from home. Two bathrooms add valuable practicality, with one having a shower over the bath and the other a separate shower enclosure. Lift access provides convenient access to the third floor.

The resident facilities are a genuine part of what makes The Oasis different. Residents have use of an indoor heated swimming pool, gym and sauna, while the Japanese-style landscaped communal gardens provide a peaceful setting with a Koi pond, gazebo and outdoor barbecue area.

The location is convenient for Branksome Station, local bus routes and the amenities along Poole Road and Lindsay Road, with Westbourne, Canford Cliffs and the wider Dorset coast all within easy reach.

Offered with a share of the freehold and no ground rent, the apartment is also available with no forward chain.

What We Like

The combination. Two genuine double bedrooms, two bathrooms, private balcony and allocated parking make this a practical apartment in its own right. Add the indoor pool, gym, sauna and Japanese-style gardens, and The Oasis offers something genuinely different.

Things to Know

- Tenure: Share of Freehold
- Council Tax Band: D
- EPC Rating: C
- Service Charge: £2,870 per annum, payable in two instalments
- No ground rent
- Third-floor apartment with lift
- Allocated parking
- Private sunny balcony
- Indoor heated swimming pool, gym and sauna
- No forward chain



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown here are for general interest and for guidance as to their quantity or efficiency can be given. Made with Measure (2002)

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		
England & Wales		EU Directive 2002/91/EC 

- Two genuine double bedrooms
- Private sunny balcony
- Residents' gym and sauna
- Third-floor apartment with lift
- Share of freehold with no ground rent
- Two bathrooms
- Indoor heated swimming pool
- Japanese-style landscaped communal gardens
- Allocated parking
- No forward chain