



£300,000

Greenhaven 1-5 Lindsay Road, Poole, BH13 6FF



SAXE COBURG™

Property Experts







Nestled in the charming area of Lindsay Road, Poole, this delightful retirement property offers a serene and comfortable living experience exclusively for those over 60. Situated on the second floor, the residence features a spacious double bedroom, a well-appointed bathroom, and a welcoming reception room that provides a perfect space for relaxation and entertaining.

One of the standout features of this property is the lovely balcony, which invites you to enjoy the fresh air and picturesque views of the beautifully landscaped communal gardens. These gardens not only enhance the aesthetic appeal of the property but also provide a tranquil setting for leisurely strolls or social gatherings with neighbours.

For added convenience, the property includes allocated off-road parking, ensuring that you have a secure place for your vehicle. The 24/7 call system offers peace of mind, allowing residents to feel safe and supported at all times.

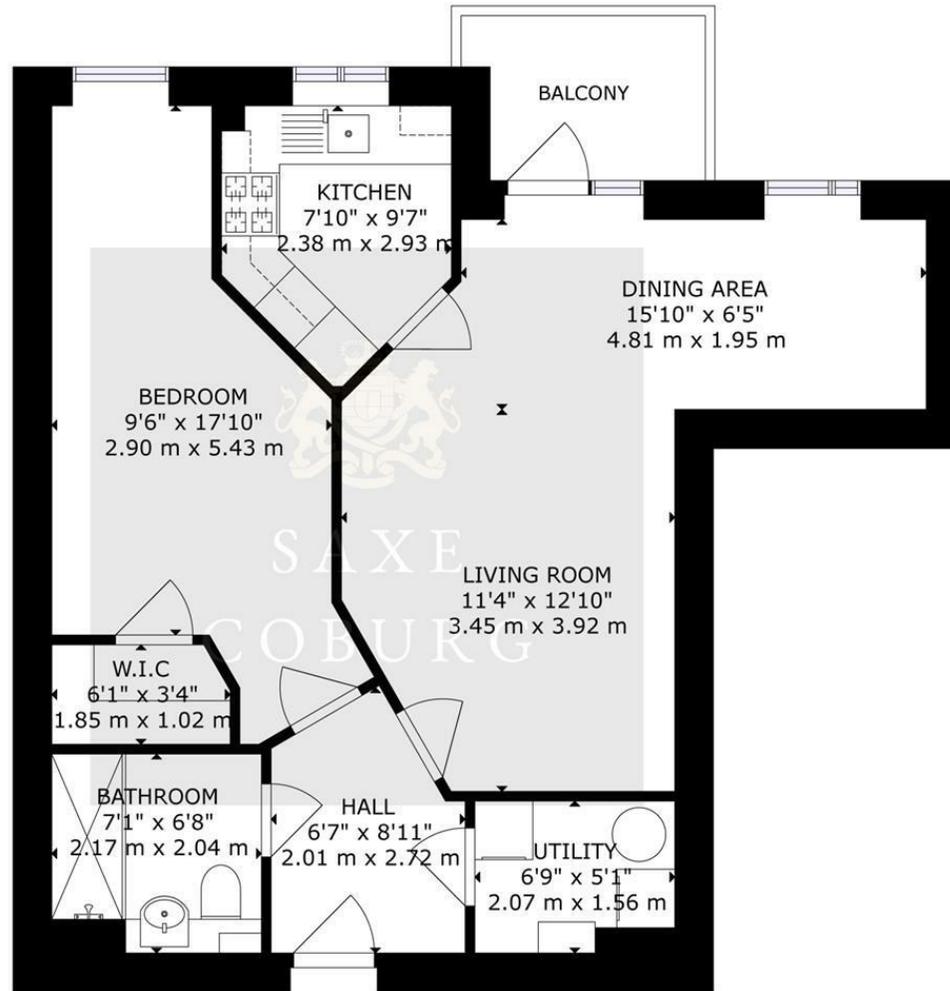
Located in close proximity to Westbourne High Street, you will find a variety of shops, cafes, and amenities just a short distance away, making it easy to enjoy the vibrant local community. Additionally, the guest suite available for family and friends ensures that your loved ones can visit and stay comfortably.

This retirement property is not just a home; it is a lifestyle choice that promotes independence while providing a supportive environment. If you are seeking a peaceful retreat in a friendly community, this property on Lindsay Road is an excellent opportunity not to be missed.



FEATURES & SPECIFICATIONS

- One spacious double bedroom
- Located on the 2nd floor
- Allocated off-road parking
- Private balcony with views
- Beautiful communal gardens
- 24/7 emergency call system
- Near Westbourne High Street
- Exclusively for over-60s
- Guest suite for visitors
- Retirement property in Poole



GROSS INTERNAL AREA
TOTAL: 629 sq.ft, 58 m²

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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