



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



**QSALES &  
LETTINGS**

**The Oasis | 45 Lindsay Road  
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Enjoy resort-style living in this bright third-floor apartment, featuring a sunny private balcony and exclusive access to superb resident facilities, including an indoor swimming pool, gym, sauna and landscaped communal grounds.

The property offers two spacious double bedrooms, a light and airy reception room opening onto the balcony, and two bathrooms—one with a shower over bath and the other with a separate shower enclosure—providing both comfort and convenience.

Further benefits include lift access and allocated parking for one vehicle.

Residents also enjoy access to a beautifully maintained recreation area with a tranquil Koi pond, gazebo, outdoor barbecue space, indoor heated swimming pool, a sauna, and a gym, ideal for relaxing or socialising in a peaceful, private setting.

Ideally located near Branksome station and well-served by local bus routes, the property is perfect for commuters and those looking to enjoy the surrounding area. The property is also accessed conveniently by Poole Road and Lindsay Road.

Offered with no ground rent and freehold.

The service charge is £2870 per annum.

**NO FORWARD CHAIN**

**EPC: C  
Council Tax Band: D**

To arrange a viewing, please call 01202 283654.



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 a guide by any prospective purchaser. The services, fixtures and appliances shown have been noted and no guarantee as to their operability or efficiency can be given. [View with Mortgage Centre](#)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	86
(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	

- Exclusive resident facilities including swimming pool, gym & sauna
- Bright third-floor apartment with private sunny balcony
- Allocated parking & lift access
- NO FORWARD CHAIN
- Council Tax Band: D
- Two spacious double bedrooms
- Two bathrooms
- Offered with no ground rent and freehold.
- EPC: C
- To arrange a viewing, please call 01202 283654.