



26 Lindsay Road

Branksome Park, Poole, BH13 6BD

Price Guide £240,000



Road Map



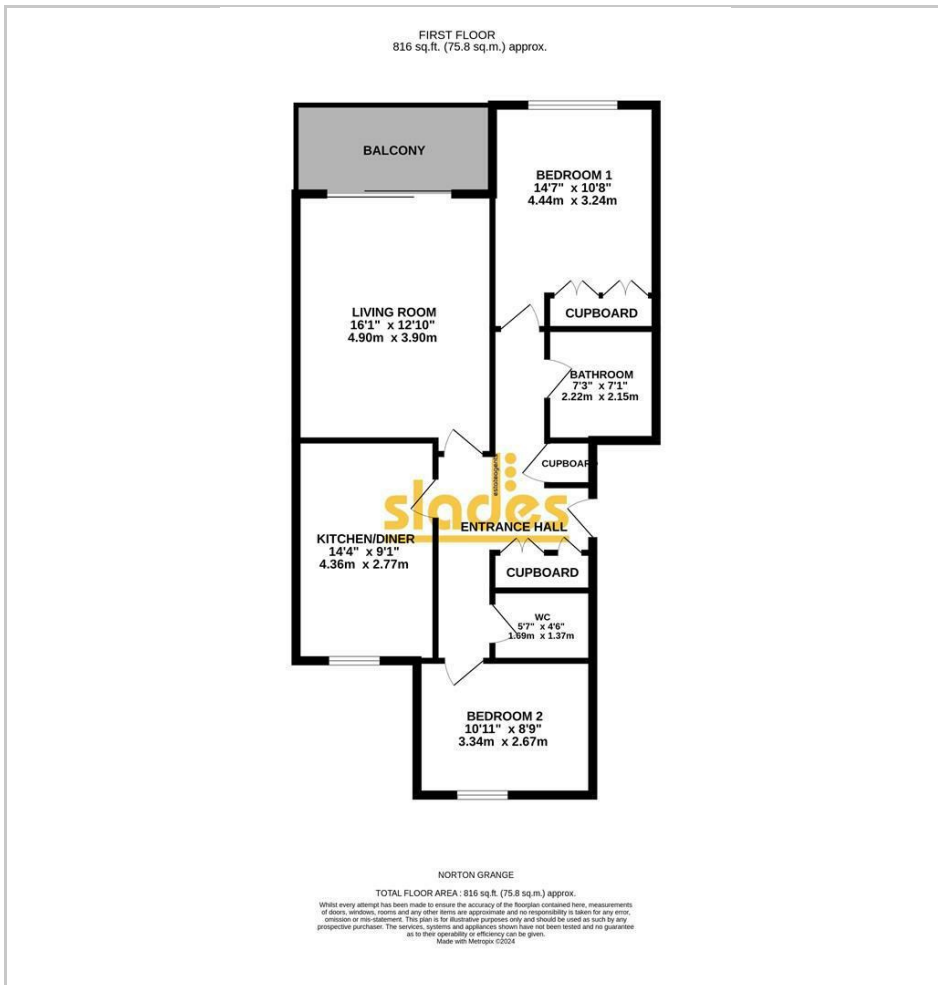
Hybrid Map



Terrain Map



Floor Plan



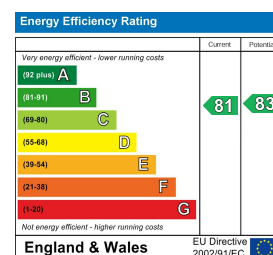
- PURPOSE BUILT APARTMENT CLOSE TO WESTBOURNE
- SOUTHERLY FACING BALCONY
- FIRST FLOOR WITH LIFT
- SOME MODERNISATION REQUIRED
- BATHROOM & SEPARATE WC
- LARGE COMMUNAL GARDENS
- GARAGE
- SHARE OF FREEHOLD
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** NO FORWARD CHAIN ** A bright and spacious 2 double bedroom first floor purpose built BALCONY apartment within this sought after development close to Westbourne Village.**



The accommodation with approximate room sizes comprises of well presented communal areas with stairs and lift servicing all floors. Flat 4 is located on the first floor with a solid wooden front door leading to the

RECEPTION HALL

with coved and textured ceiling and pendant lighting. Three useful storage cupboards, one housing the electricity consumer unit whilst the others provide useful storage space with cloaks hanging and shelving space. Video entry phone system in entrance hall and thermostat for central heating. Doors to

LIVING ROOM

16'0" x 12'9" (4.9 x 3.9)

with coved and textured ceiling, pendant light and further wall lights. Two radiators with thermostatic valves. Serving hatch through to kitchen / dining area. Sliding aluminium double glazed patio doors on to a rear SOUTH FACING BALCONY with decorative wrought iron balustrade and tiled floor.

KITCHEN / DINER

14'3" x 9'1" (4.36 x 2.77)

having a coved and textured ceiling with two light fittings. Radiator with thermostatic valve and uPVC double glazed window to the front elevation. Extensive range of matching wood finished wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink with chrome mixer tap over. Four burner gas hob with integrated extractor hood and built in double eye level electric oven. Space and plumbing for washing machine and space for

freestanding full height fridge freezer. Ceramic tiled floor. Wall hung 'Viessmann' gas central heating boiler.

BEDROOM ONE

14'6" x 10'7" (4.44 x 3.24)

having a coved and textured ceiling and central pendant light. Convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden. Range of built in wardrobes providing both hanging and shelving space.

BEDROOM TWO

10'11" x 8'9" (3.34 x 2.67)

having a coved and textured ceiling with central pendant light. Radiator with thermostatic valve and uPVC double glazed window to the front elevation.

FAMILY BATHROOM & WC

7'3" x 7'0" (2.22 x 2.15)

with coved and textured ceiling, light fitting and fully tiled walls with feature dado style tile. Radiator with thermostatic valve and light shaver point. White suite comprising of a panel enclosed bath with chrome taps and wall mounted electric shower. Pedestal wash hand basin with chrome monoblock tap and close couple WC with central flush.

SECOND WC

with coved and textured ceiling, light fitting, extractor unit, radiator with thermostatic valve and fully tiled walls. Suite comprising of a close couple WC with dual central flush, built in sink unit with tiled surround and chrome taps. Light shaver point. Fitted mirror.

OUTSIDE

There is ample parking surrounding the property together with mature established and well maintained gardens. There is also a GARAGE conveyed with Flat 4.

TENURE

We are advised that the flat benefits from a SHARE OF FREEHOLD together with a long lease. COUNCIL TAX BAND 'D'. =We are also advised that the most recent SERVICE CHARGE was approx £2500.00 for the year.



