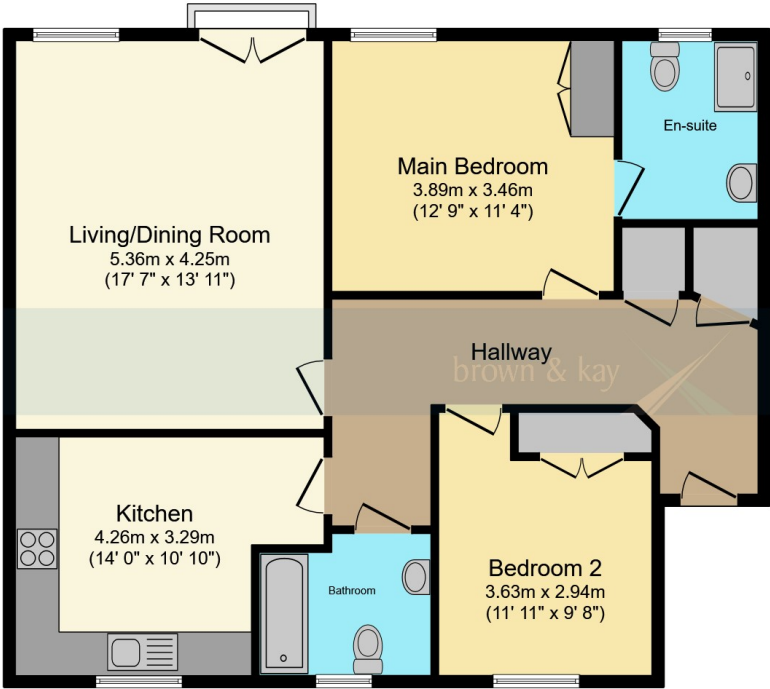




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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**DISCLAIMER PROPERTY DETAILS:** 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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**Flat 7, St Aldhelms Place, 25 Lindsay Road, BRANKSOME PARK BH13 6BL**
**£245,000**

**The Property**  
 Brown and Kay are delighted to market this lovely two bedroom apartment situated in this popular development for ages 55 and over. This well presented home enjoys a first floor position with lift access and internally affords generous and well proportioned accommodation throughout. In brief, there is a good size living/dining room with Juliette balcony, a well fitted kitchen, an en-suite to bedroom one and a main bathroom. Additionally, there is a covered parking space plus beautifully maintained grounds, and with no onward chain this would make an excellent property choice.

St Aldhelms Place sits within a lovely setting with mature and established communal grounds ideally positioned to take advantage of local amenities. Nearby are a couple of supermarkets plus Branksome rail station, and within comfortable reach is the bustling village of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas, and with leisure in mind there are wonderful golden sandy beaches with scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

- COMMUNAL ENTRANCE**  
 Secure entry phone system, lift and stairs to the first floor.
- ENTRANCE HALL**  
 Storage cupboard and boiler cupboard, doors to the following rooms.
- LIVING/DINING ROOM**  
 17' 7" x 13' 11" (5.36m x 4.24m) A lovely room with double opening doors to a Juliette balcony.
- KITCHEN**  
 14' 0" x 10' 9" (4.27m x 3.28m) A well fitted kitchen equipped with a range of wall and base units with work surfaces over, integrated appliances to include built-in oven and built in gas hob with extractor hood above, built-in washing machine/tumble dryer and a dishwasher, tiled splashbacks, space for breakfast table and chairs.
- BEDROOM ONE**  
 12' 9" x 11' 4" (3.89m x 3.45m) Built-in double wardrobe.
- EN-SUITE SHOWER ROOM**  
 Suite comprising shower cubicle, wash hand basin and w.c.
- BEDROOM TWO**  
 11' 11" x 9' 8" (3.63m x 2.95m) Built-in double wardrobe.
- BATHROOM**  
 Suite comprising bath, wash hand basin and w.c.

- ALLOCATED PARKING SPACE**  
 The apartment benefits from an allocated undercover parking space, there is also visitor parking available.
- COMMUNAL GROUNDS**  
 St Aldhelms Place occupies well maintained communal grounds with mature planting and a pleasant seating/patio area for residents.
- MATERIAL INFORMATION**  
 Tenure - Leasehold  
 Length of Lease - 103 years remaining  
 Service Charge - £2,000 per annum  
 Ground Rent - £400 per annum  
 Buildings Insurance - £500 per annum  
 Management Agent - Compton Property Management  
 Pets & Holiday Lets - Neither are permitted  
 Parking - Allocated parking space  
 Utilities - Mains Electricity, Gas & Water  
 Drainage - Mains Drainage  
 Broadband - Refer to ofcom website  
 Mobile Signal - Refer to ofcom website  
 Council Tax - Band D  
 EPC Rating - C