



Total Area: 64.3 m<sup>2</sup> ... 693 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Link Homes

Arena Business Park

Hollywood Close

Poole

Dorset

BH17 7FJ

sales@linkhomes.co.uk

www.linkhomes.co.uk

01202 612626



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**Flat 9, Lindum Court, 330 Poole Road, Branksome, Poole, BH12 1AS**  
**Guide Price £220,000**

**\*\* PERFECT FIRST TIME BUY \*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom fifth floor apartment situated in the BH12 location. Benefitting from an array of standout features including two good-sized bedrooms, a stylish separate kitchen with feature breakfast bar, a three-piece family bathroom, a well-presented living with direct access onto the private Southerly-facing balcony with gorgeous tree-lined views!

Poole Road is situated very close to Westbourne, which has a wide range of attractions such as restaurants, independent bars and cafes, Marks and Spencers, The Post Office, pubs, the much loved Westbourne Arcade and many other convenient attractions. The Westbourne Village and the West Cliff beaches are only half a mile apart and also within walking distance. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Fifth Floor

### Entrance Hall

Smooth set ceiling, ceiling light, smoke alarm, phone entry-system, storage housing the consumer unit, power points and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, wall and base mounted units, electric hob with overhead stainless steel extractor fan, feature splashback, integrated oven, one and half bowl stainless steel sink with drainer, feature breakfast bar, integrated undercounter fridge, integrated undercounter freezer, space for a washing machine, power points and laminate flooring.



### Living Room

Coved ceiling, ceiling lights, double-glazed UPVC triple windows to the rear aspect, double-glazed UPVC single door leading to the balcony, electric radiator, power points, internet point and carpeted flooring.



### Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC triple windows to the front aspect, electric radiator, power points and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC dual window to the front aspect, electric radiator, fitted open wardrobe, power points and carpeted flooring.



## Bathroom

Smooth set ceiling, double-glazed UPVC frosted windows to the rear aspect, wall lights, partially-tiled, panelled bath with overhead electric shower and glass shower screen, pedestal sink with under-storage, toilet, stainless steel heated towel rail, storage cupboard housing the water cylinder and vinyl flooring.

## Useful Information

### Agent's Notes

Tenure: Leasehold  
Lease Length: 125 Years from 2004  
Ground Rent: £100 per annum.  
Service Charge: £1,661.24 per annum.  
Pets not permitted.  
Rentals are permitted.  
Holiday Lets are not permitted.  
Managing Agent: House & Son  
EPC: D  
Council Tax Band: B Approximately £1,670.48 per annum  
First come first serve parking, residents must display a parking permit

### Stamp Duty

First Time Buyer: £0  
Moving Home: £0  
Additional Property: £6,600

