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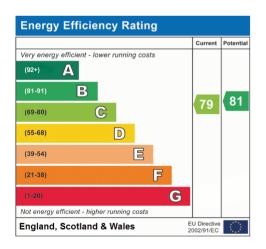
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Flat 35, 30 Woodlands, Lindsay Road, Poole, Dorset BH13 6BG

£260,000

The Property

Brown and kay are delighted to market this two double bedroom first floor apartment situated in the sought after area of Branksome Park. The property affords beautifully presented accommodation such as a well appointed kitchen, a 17' living room with door to the balcony overlooking the gardens, two good size double bedrooms and a family bathroom. With a garage, and a share of freehold, this is a must see home.

Woodlands is well situated for walking distance to Westbourne with its laid back ambiance and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also close by and meander directly onto miles upon miles of impressive golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Regular bus services which operate to surrounding areas are close by as is Branksome rail station with links to London Waterloo, and a Tesco shopping store is also readily available.

COMMUNAL ENTRANCE

Stairs and lift to the first floor.

ENTRANCE HALL

Storage cupboards, secure entry phone system.

KITCHEN

8' 9" x 8' 5" (2.67m x 2.57m) Mix of base and wall units with complementary work surfaces over, Double glazed window to rear. Integrated electric oven and hob with extractor over, washing machine, space for fridge freezer.

LIVING ROOM

12' 1" x 17' 3" (3.68m x 5.26m) Double glazed window to front aspect, sliding patio doors to the balcony.

BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m) Double glazed window to

BEDROOM TWO

12' 0" x 10' 3" (3.66m x 3.12m) Double glazed window to front aspect.

BATHROOM

Bath with mixer taps, wash hand basin, heated towel rail,

W.C

Wash hand basin, w.c and extractor fan.

BALCONY

Views over the gardens, space for table and chairs.

MATERIAL INFORMATION

Tenure – Share of freehold Length of Lease – TBC

Maintenance – £2900 Per Annum.

Ground Rent - Nil

Management Agent - Rendall & Ritner

Parking – First come first served parking and a garage. Utilities – Mains Electric, Mains Gas, Mains Water

Drainage – Mains Drainage

Broadband - Refer to Ofcom website

Mobile Signal – Refer to Ofcom website

Council Tax - Band C

EPC Rating - C