



brown & kay

residential sales lettings mortgages land & new homes auctions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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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 front aspect.
- 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, extractor fan.
- 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