



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>	76	81
(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	



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## Flat 16, Lindsay Court 28 Lindsay Road, BRANKSOME PARK BH13 6AX

£285,000

### The Property

Brown and Kay are pleased to market this two bedroom, fifth floor apartment which enjoys a southerly aspect, and is conveniently located within walking distance of Westbourne. Offered for sale with no forward chain, the home boasts bright and airy accommodation to include a 24' lounge/dining room with access to the sunny balcony, well fitted kitchen with integrated appliances, two bedrooms - the master also has access to the balcony together with an en-suite, and principal bathroom. There is also the added benefit of a garage and share of freehold making this an ideal main purchase, holiday home or buy to let investment.

Lindsay Court occupies a super position to take advantage of what the area has to offer, with local supermarkets and train station situated very close by. The bustling village of Westbourne is within level walking distance and there you can enjoy the 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. Renowned golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also within close proximity.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets are not permitted within the terms of the lease.

Holiday Lets are not permitted within the terms of the lease.

### COMMUNAL ENTRANCE HALL

Stairs or lift to the fifth floor.

### ENTRANCE HALL

L shaped with storage cupboard and further shelved storage cupboard.

### LOUNGE/DINING ROOM

24' 8" x 12' 2" (7.52m x 3.71m) max narrowing to 8'10 in the dining area. Double glazed sliding doors to the balcony, two radiators, further double glazed window.

### SOUTHERLY ASPECT BALCONY

The balcony enjoys plenty of sunshine, particularly in the summer from midday onwards.

### KITCHEN

10' 7" x 7' 8" (3.23m x 2.34m) excluding recess. Well fitted with a range of wall and base units, integrated dishwasher, integrated washing machine, work surface with inset electric hob, matching oven with microwave over, wall cupboards with inset filter, cupboard housing boiler and shelved area, recess for fridge/freezer, double glazed window to the front aspect.

### BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m) Double glazed window, double glazed door to balcony, radiator, double wardrobe.

### EN-SUITE SHOWER ROOM

Double glazed side window, shower cubicle with wall mounted shower, low level w.c. and wash hand basin, heated towel rail.

### BEDROOM TWO

12' 5" x 12' 4" (3.78m x 3.76m) Double glazed window to the front aspect, double opening wardrobe, radiator.

### BATHROOM

Suite comprising panelled bath with side taps, wash hand basin inset in to vanity unit, low level w.c., heated towel rail, tiled walls and floor, double glazed window to the side.

### GARAGE

In block.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from September 2003, 978 years remaining  
Maintenance - £1,130.00 per half year payable 1st June and 1st December - £2,260.00 total.

### COUNCIL TAX - BAND C