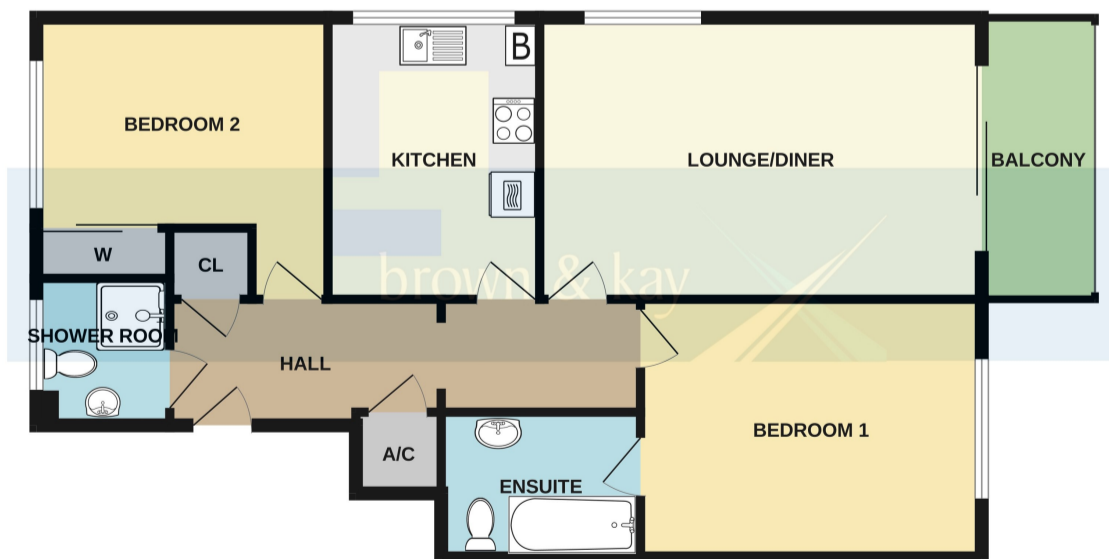




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 31, Lindsay Manor 47 Lindsay Road, BRANKSOME PARK BH13 6BE

£249,900

The Property

Brown and Kay are pleased to offer for sale this two bedroom apartment offered for sale with no forward chain. The property benefits from having recent upgrades to include re-decoration and re-carpeted together with the installation of new en-suite and bathroom ware. Situated on the third floor the home offers a 19' lounge/dining room, sunny aspect balcony, fitted kitchen/breakfast room, two double bedrooms, en-suite bathroom and shower room. Furthermore, there is an underground garage and a share of the freehold making this a must see.

Lindsay Manor occupies a great position being within walking distance of the local Tesco store and Branksome rail station which has direct access to London Waterloo. The bustling village of Westbourne is also just a walk away and there you can enjoy a whole range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Chine walks wind down to glorious beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

AGENTS NOTE - VIEWING - PARKING

Please note PARKING is managed by way of a 'VISITOR PARKING PERMIT' which must be clearly displayed on a dashboard.

COMMUNAL ENTRANCE HALL

Secure entry system through to the communal entrance with stairs or lift to the third floor.

ENTRANCE HALL

Spacious entrance hall with shelved storage cupboard, further walk in cloaks cupboard.

LOUNGE/DINING ROOM

19' 2" x 12' 0" (5.84m x 3.66m) Double glazed side aspect window, radiators, double sliding doors to balcony.

BALCONY

12' 1" x 5' 1" (3.68m x 1.55m) Enjoying a sunny aspect.

KITCHEN/BREAKFAST ROOM

11' 10" x 9' 0" (3.61m x 2.74m) Double glazed side window, good range of wall and base units, sink and drainer, space and plumbing for washing machine, work surface with inset electric hob, Bosch double oven, wall mounted units, wall mounted boiler, breakfast bar, radiator.

BEDROOM ONE

14' 5" x 11' 0" (4.39m x 3.35m) Double glazed window to the front aspect, radiator.

EN-SUITE BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m) Panelled bath with mixer taps, low level w.c. and wash hand basin. Radiator, tiled walls.

BEDROOM TWO

12' 5" to wardrobe front x 9' 2" (3.78m x 2.79m) Double glazed window to the rear aspect, double sliding wardrobe, radiator.

SHOWER ROOM

6' 2" x 5' 7" (1.88m x 1.70m) Double glazed window, low level w.c., wash hand basin and corner shower cubicle with wall mounted shower, tiled walls and heated towel rail.

COMMUNAL GROUNDS

Lindsay Manor sits in well tended communal grounds which are lawned with shrub borders.

UNDERGROUND GARAGE

An underground garage is conveyed with the property.

TENURE - SHARE OF FREEHOLD

Length of Lease - 950 years remain
Maintenance - £1,993.48 per annum (paid half yearly £996.74)

COUNCIL TAX - BAND D