



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	82
(69-80)	C		
(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 Area

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 27, The Oasis, 45 Lindsay Road, BRANKSOME PARK BH13 6AP

£300,000

The Property

Brown and Kay are pleased to be favoured with instructions on this exceptional two double bedroom, third floor apartment. It is located in arguably one of the best positions within this popular development with beautiful views over the Japanese themed gardens. The spacious and impeccable accommodation is well arranged and further benefits from a beautifully appointed kitchen, stunning shower room and further shower room, newly fitted carpets (where noted), a new boiler with a 10 year guarantee, and there is the rare benefit of a garage! Externally, there is a leisure complex with heated pool, gym and sauna and delightful grounds to enjoy.

The Oasis is located a level walk from the popular village of Westbourne with its abundance of boutique shops, cafe bars and restaurants. Regular bus services which operate to surrounding areas are close to hand as is the local Tesco store and train station with direct links to London Waterloo. Wooded walks through Alum Chine meander directly to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also closeby.

COMMUNAL ENTRANCE HALL

With secure entry system, lift to the third floor apartment.

ENTRANCE HALL

Generous hallway with excellent storage cupboards, one cupboard has the benefit of a power point, newly fitted carpet.

LIVING ROOM

19' 1" x 12' 10" (5.82m x 3.91m) A bright room enjoying a triple aspect with UPVC double glazed windows to the side and rear aspects, UPVC patio door to balcony, newly fitted carpet.

BALCONY

Sunny aspect balcony overlooking the tranquil gardens.

KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m) Newly fitted kitchen with Neff 'hide and slide' eye level oven with warming drawer below, soft close drawers and larder cupboard unit, 1 and ½ quartz black sink and 4 ring gas hob with extractor above, breakfast bar, space for fridge/freezer and dishwasher, UPVC double glazed window to side aspect.

BEDROOM ONE

13' 0" x 9' 0" (3.96m x 2.74m) Double glazed sliding patio doors with access to balcony, sliding doors to fitted wardrobes, newly fitted carpet.

BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m) Double glazed sliding patio doors with access to balcony, sliding mirrored fronted wardrobes with shelves, newly fitted carpet.

SHOWER ROOM ONE

Brand new double length shower cubicle, w.c. and sink. Fitted bathroom storage and vanity mirror with sensor lights.

SHOWER ROOM TWO

Shower cubicle, w.c. and sink unit. Space for stackable washing machine and tumble dryer.

GARAGE

Up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 966 years remaining

Service Charge - £1,324.84 is payable every 6 months

Reserve Fund - £390.15 is payable every 6 months

COUNCIL TAX - BAND E