



brown & kay

residential sales

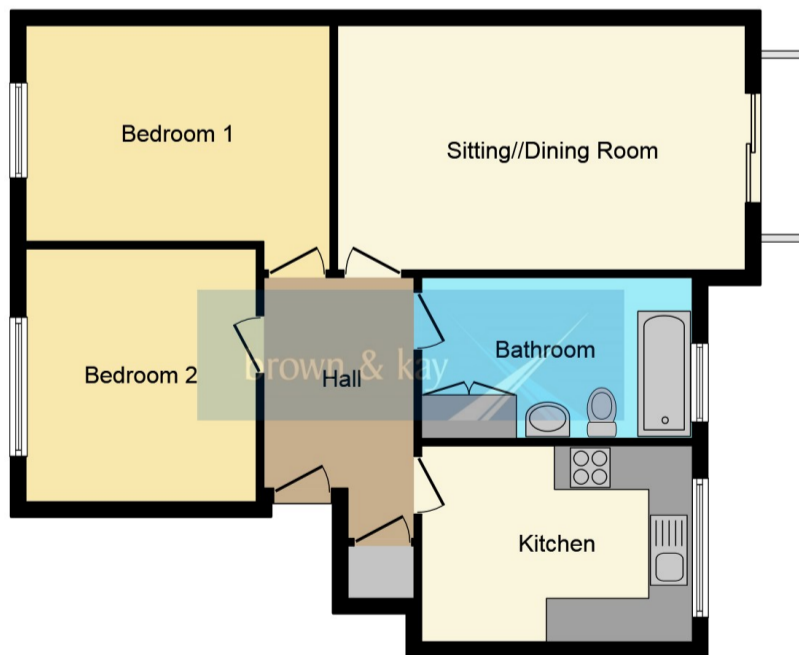
lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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



rightmove  
find your happy

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 11 Woodlands, 32 Lindsay Road, BRANKSOME PARK BH13 6BG

£230,000

### The Property

Brown and Kay are delighted to market this beautifully presented two bedroom apartment ideally located for ease of reach to Westbourne village. The home occupies a fifth floor position with a bright and sunny aspect to the rear and benefits from a 17' lounge with access to the balcony, well fitted kitchen with appliances, two good size bedrooms and modern bathroom. Additionally, Woodlands sits in well established, mature grounds and a garage is conveyed with the property.

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 HALL

With secure entry system, stairs or lift to the fifth floor.

### ENTRANCE HALL

Storage cupboard.

### LOUNGE

17' 7" x 11' 2" (5.36m x 3.40m) A bright and airy room with a sunny aspect, double glazed doors to the Balcony.

### BALCONY

With a pleasant outlook.

### KITCHEN

10' 9" x 6' 10" (3.28m x 2.08m) Well appointed and equipped with a comprehensive range of wall and base units with complimentary work surfaces and feature shelving, inset single drainer sink unit with double glazed window above, built-in oven with hob and filter above, integrated fridge/freezer, tiled surround.

### BEDROOM ONE

14' max x 9' 8" into recess (4.27m x 2.95m) Double glazed window to the front, heater.

### BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to the front, heater.

### BATHROOM

Modern bathroom suite with P shaped shower/bath with wall mounted shower and screen, wash hand basin inset in to vanity unit with cupboard under, inset w.c. Heated towel rail. Tiled walls. Storage cupboard.

### OUTSIDE

There is parking and visitor parking both subject to availability. The grounds are laid to lawn with inset shrub and flower borders.

### GARAGE

Located in a block to the rear with up and over door.

### TENURE - LEASEHOLD

Length of lease - 199 years from April 30th 1973  
Maintenance - £1,852.000 to include general cleaning, gardening, lift servicing and insurance  
Ground Rent - £25 per annum

### COUNCIL TAX - BAND C