



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	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	



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 8, The Oasis 45 Lindsay Road, BRANKSOME PARK BH13 6AP

£240,000

The Property

Brown and Kay are pleased to market for sale this two bedroom apartment ideally positioned on the ground floor of this sought after development. Whilst in need of some updating, this home comprises a generous lounge/dining room with access to terrace, fitted kitchen, two double bedrooms both with access to the terrace, bathroom and a separate shower room. Furthermore, there is the benefit of an allocated parking space plus a share of the freehold, and with no onward chain this would make an excellent property choice, whether it be a main home or lock up and leave holiday home.

The Oasis is situated in the sought after area of Branksome Park well positioned for all the area has to offer to include a nearby Tesco and train station at Branksome. Within level walking distance is the bustling village of Westbourne which offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, stunning sandy beaches are also within reach where you can enjoy a leisurely stroll along the promenade to Bournemouth and beyond in one direction, and the famous Sandbanks in other.

COMMUNAL ENTRANCE HALL

Secure entry system, door through to the apartment.

ENTRANCE HALL

Doors to the following rooms, storage cupboards.

LOUNGE/DINING ROOM

16' 10" x 11' 8" (5.13m x 3.56m) Door to terrace, window to the front aspect, radiator.

KITCHEN

9' 2" x 8' 5" (2.79m x 2.57m) Fitted with a range of wall and base units with roll edge work surfaces over, fitted oven and hob, space for fridge/freezer and washing machine.

BEDROOM ONE

12' 11" x 8' 7" (3.94m x 2.62m) Window to the front aspect, radiator, built-in wardrobe, door to terrace.

BEDROOM TWO

12' 11" x 8' 7" (3.94m x 2.62m) Window to the front aspect, radiator, built-in wardrobe, door to terrace.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c.

BATHROOM

Suite comprising bath, wash hand basin and w.c.

ALLOCATED PARKING

One allocated parking space plus visitor parking is available.

COMMUNAL GROUNDS

The Oasis occupies stunning Japanese themed grounds with leisure complex to include a swimming pool.

Material Information

Tenure - Share of Freehold
 Length of Lease - 965 years remaining
 Maintenance - £3,610.46 per annum
 Ground Rent - None payable
 Pets - Not Permitted
 Holiday Lets - Not permitted
 Parking - Allocated off road parking space
 Utilities - Mains Electric, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to ofcom website
 Mobile Signal - Refer to ofcom website
 Council Tax - Band D
 EPC Rating - C