



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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 - 720sq. ft. (66.9 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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Flat 11, The Oasis 45 Lindsay Road, BRANKSOME PARK BH13 6AP

£270,000

The Property

Brown and Kay are pleased to market this two bedroom first floor apartment located in this sought after development within level walking distance of Westbourne. This home, with its lovely outlook over the Japanese themed grounds, has much to offer to include a generous dual aspect lounge/dining room, balcony which enjoys a sunny aspect, kitchen/breakfast room, two bedrooms both with access to the balcony, shower room and bathroom. A particular feature of this development are the stunning Japanese themed grounds with Pool complex and gym for the use of the residents.

The Oasis is well located for access to Tesco shopping store and Branksome rail station. Also within a level walking distance is the bustling village of Westbourne which offers a 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. Golden sandy beaches are also close by with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

With lift and stairs to the first floor.

ENTRANCE HALL

Cloaks storage cupboard, cupboard housing tank, further large storage cupboard.

LOUNGE/DINING ROOM

18' 4" x 11' 7" (5.59m x 3.53m) A dual aspect room with double glazed windows to the side and rear enjoying a pleasant outlook, radiator, door to balcony.

BALCONY

A good size balcony enjoying a sunny aspect with pleasant views over the communal grounds and Carp pond.

KITCHEN/BREAKFAST ROOM

11' 6" x 8' 9" (3.51m x 2.67m) Fitted with a range of units to include one and a half bowl sink unit, drawers and cupboards with work surfaces over, wall mounted units.

BEDROOM ONE

13' 0" max x 8' 8" (3.96m x 2.64m) Double glazed sliding doors to balcony with pretty outlook over communal grounds, double sliding wardrobe, radiator.

BEDROOM TWO

12' 6" x 8' 8" (3.81m x 2.64m) Double glazed sliding door to the balcony again enjoying a pleasant outlook, radiator.

BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m) Pedestal wash hand basin, low level w.c. and bath.

SHOWER ROOM

7' 0" x 5' 8" (2.13m x 1.73m) Shower cubicle, wash hand basin and low level w.c., radiator, tiled walls, plumbing for washing machine.

GROUNDS

The Oasis is set in stunning communal grounds which are beautifully tended with a Japanese theme to include a pond with feature bridge and Koi Carp pond, Pergola, seating areas and large residents patio with barbecue and further seating.

POOL & GYM COMPLEX

Residents have the use of an indoor heated swimming pool complex with gym and sauna.

ALLOCATED PARKING

An allocated parking space is conveyed with the home.

TENURE - SHARE OF FREEHOLD

Length of Lease -

Maintenance - Two payments of £1,410.58 per annum, total £2,821.16

Reserve Fund - Two payments of £390.15 per annum, total £780.30

Ground Rent -

Management Agent -

COUNCIL TAX - BAND E