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Flat 19, The Oasis 45 Lindsay Road, BRANKSOME PARK BH13 6AP

£260,000

The Property

Brown and Kay are pleased to market this two bedroom second floor apartment located in this sought after development within level walking distance of Westbourne. Offered with no forward chain, this home has much to offer to include a generous, dual aspect lounge/dining room, balcony which enjoys a sunny aspect and pleasant outlook, kitchen/breakfast room, two bedrooms both with access to the balcony, shower room and wet room. Additionally, there is the added benefit of a garage and together with the beautiful grounds and swimming pool complex to enjoy, this is a wonderful opportunity for either a holiday home or main home alike.

The Oasis is set in stunning Japanese themed grounds and 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.

AGENTS NOTE - PETS AND HOLIDAY LETS

We are advised that pets and holiday lets are not permitted under the terms of the lease.

COMMUNAL ENTRANCE HALL

Stairs or lift to the second floor, door through to the apartment.

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, space and plumbing for washing machine, inset gas hob with matching oven under, space for fridge, breakfast bar table, radiator.

SHOWER ROOM

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

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, double sliding wardrobe.

WET ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Pedestal wash hand basin, low level w.c. and wall mounted shower with shower curtain, radiator.

GROUNDS

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

LEISURE COMPLEX

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

GARAGE

Number 92 with up and over door.

VISITOR PARKING

There are numerous parking bays for visitors.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 Years from 1st June 1990
Maintenance - For the period January to June 2023, the payment was £1,324.84.
Ground Rent - £150.00, since acquiring the share of freehold, there is a proposal to have the ground rent removed via a Deed of Variation - please discuss with our office.

COUNCIL TAX - BAND E