

Norton Grange

26 Lindsay Road, Branksome Park BH13 6BD

Guide Price £475,000 Share of Freehold

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## Property Summary

Exceptional two-bedroom penthouse in the prestigious BH13 postcode of Branksome Park, featuring bright triple aspect living, a large south-westerly roof terrace and two en-suite bedrooms. Further benefits include lift access, storage, a rare double garage and residents' parking.

## Key Features

- PENTHOUSE LIVING WITH INCREDIBLE ROOF TERRACE
- Prestigious BH13 postcode, Branksome Park
- Triple aspect living and dining area
- Flexible open-plan layout with well-defined spaces
- Modern well appointed kitchen with integrated appliances
- Two double bedrooms with fitted wardrobes
- Luxury en-suite shower rooms, principal bedroom with walk-in wardrobe
- Large south-westerly facing roof terrace with far reaching treetop views
- Double garage, additional residents parking and storage
- Presented to the market with no onward chain





## About the Property

A stunning PENTHOUSE WITH PRIVATE ROOF TERRACE situated within one of the area's most prestigious and highly sought-after postcodes, BH13, Branksome Park. This exceptional penthouse apartment offers an impressive combination of space, privacy and refined modern living. Occupying a top floor positioning with convenient lift access, the property enjoys a wonderful triple aspect, allowing natural light to pour in throughout the day and creating a bright, airy atmosphere throughout the home.

Accessed via an impressive entrance hall, glazed French doors open into a superb open-plan living and dining room. This beautifully designed space offers well-defined areas for both relaxation and entertaining, providing versatility for modern lifestyles while maintaining a sense of separation and flow. The quality contemporary kitchen is finished to a high standard with integrated appliances and additional space for freestanding appliances, and enjoys an attractive outlook over the substantial roof terrace.

A principal feature of the property is the impressive private roof terrace, which can be accessed directly from both the dining area and the main bedroom suite. This generous outdoor space provides an ideal setting for entertaining, al fresco dining or simply unwinding in a peaceful environment. Benefiting from a desirable south-westerly aspect, the terrace enjoys afternoon and evening sunshine together with delightful treetop views, creating a tranquil and secluded retreat. In addition, there is a second balcony terrace accessed from the main living area, offering further outdoor space for relaxing or enjoying the views.

Both the main and second bedrooms are well-proportioned doubles and benefit from fitted wardrobes and luxurious en-suite shower rooms finished to a high specification. The main bedroom is particularly impressive, further enhanced by a walk-in wardrobe and direct access onto the roof terrace, offering a seamless blend of indoor and outdoor living.

Additional benefits include lift access to the top floor, useful storage, a rare double garage and residents' parking. Set within one of the South Coast's most desirable residential enclaves, this outstanding penthouse presents a rare opportunity to acquire a beautifully appointed home in the heart of Branksome Park.

Tenure: Share of Freehold (Underlying lease term: 957 years)

Service charge: £3,117.50, payable twice yearly (total annual charge: £6,235), allocated towards the replacement of the lifts.

Council Tax Band: E (BCP Council)

Pets and Holiday Lets/Airbnb are not permitted within the development

Utilities: Mains Electricity, Water & Sewerage

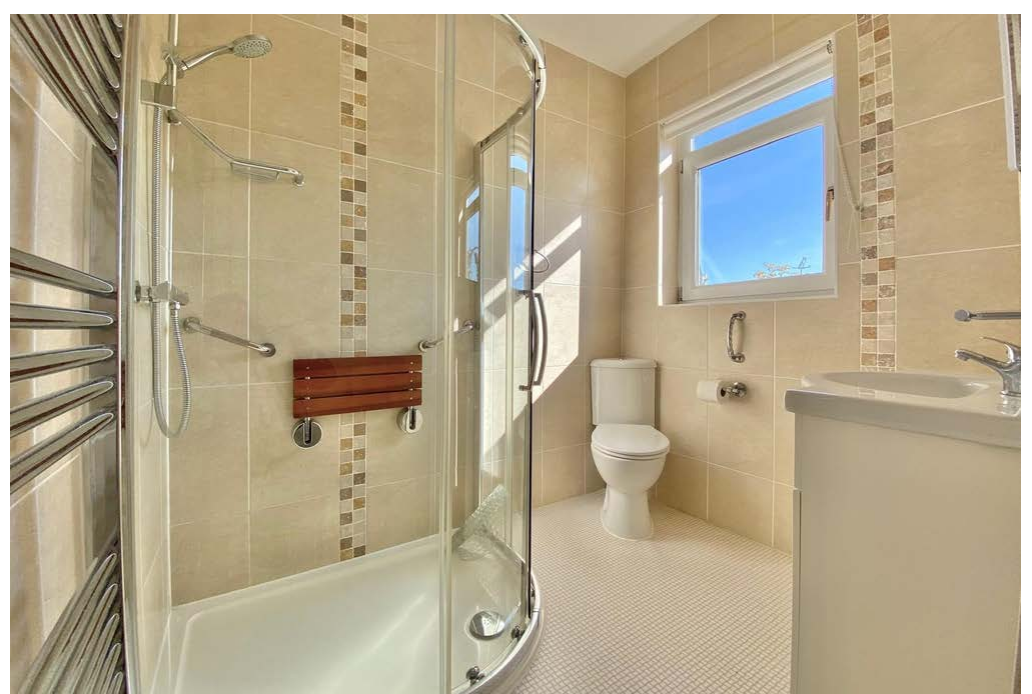
Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Mays are part of the Property Ombudsman Scheme TPO - DO3138



TOP FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.





## About the Location

Much of Branksome Park falls within conservation areas as well as low density housing areas. Undoubtedly one of the most exclusive areas of Poole, it is known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also within easy reach and there is a ferry terminal at Poole Harbour with services to the Channel Islands and mainland Europe.

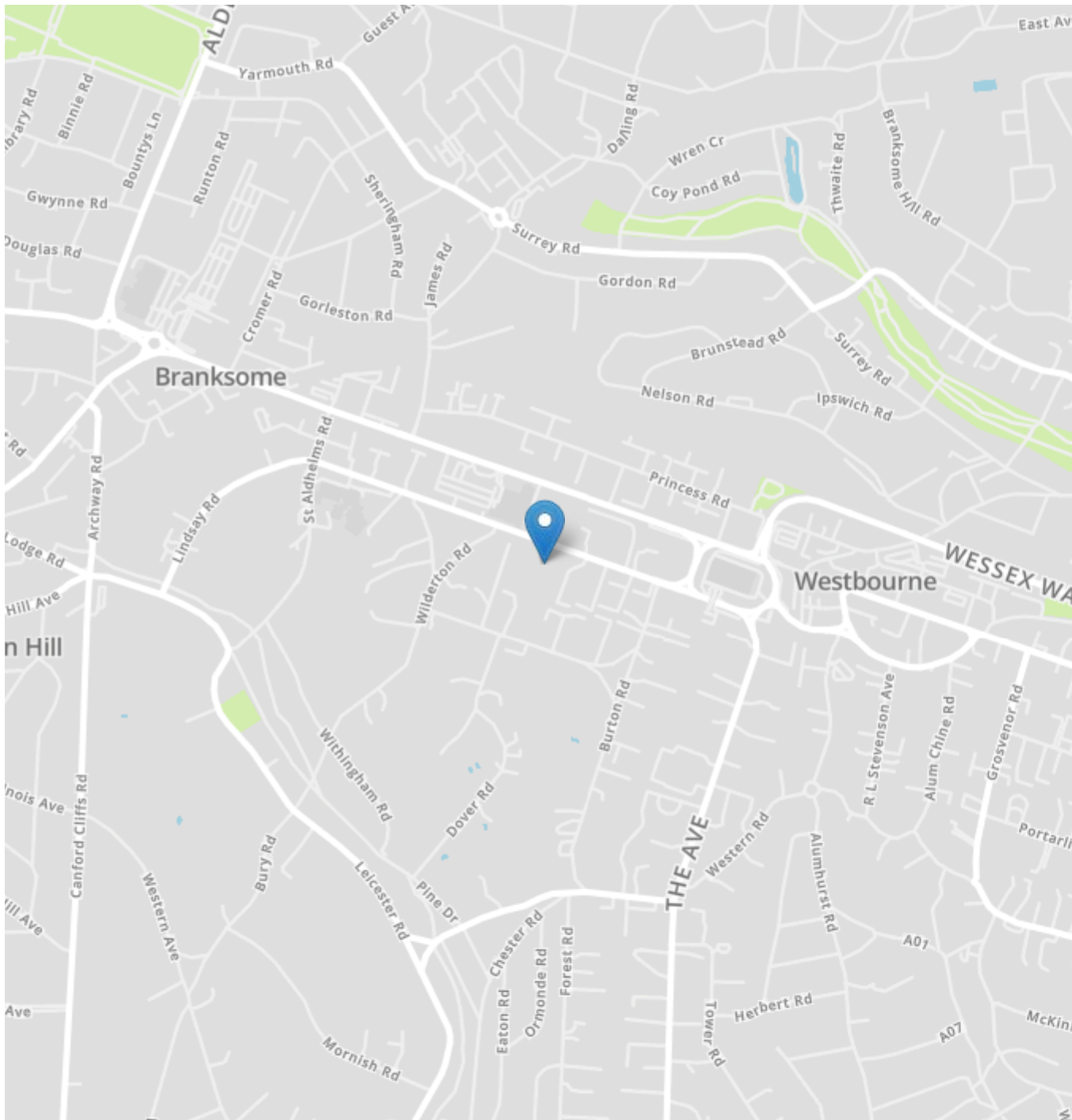


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	35	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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