

Link Homes

Arena Business Park

Holyrood Close

Poole

Dorset

BH17 7FJ

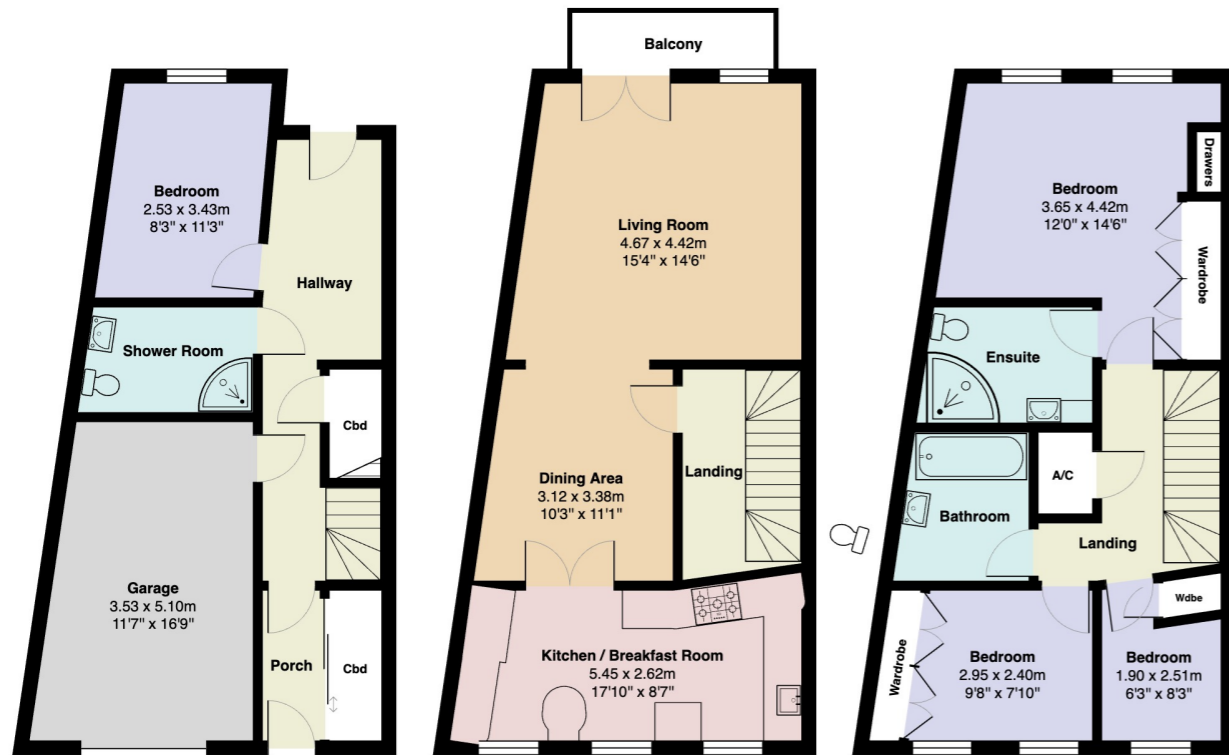
sales@linkhomes.co.uk

www.linkhomes.co.uk

01202 612626



LINKHOMES  
ESTATE AGENTS



Total Area: 151.7 m<sup>2</sup> ... 1633 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



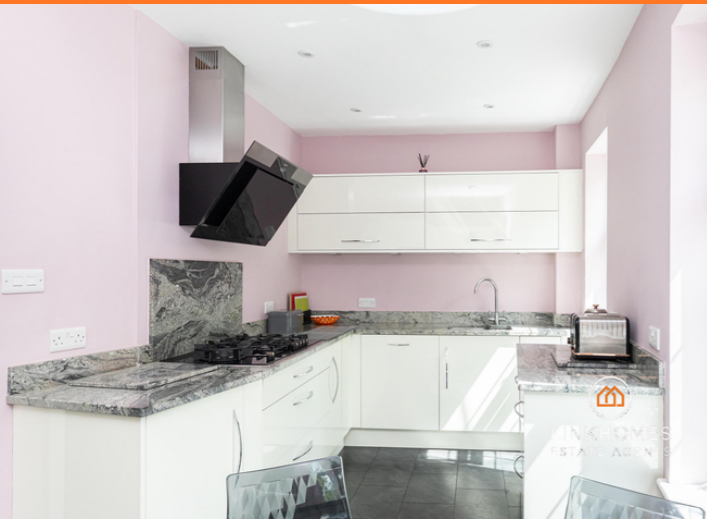
## 29 Holly Lodge, Lindsay Road, Poole, Dorset, BH13 6BQ Guide Price £550,000

**\*\* STUNNING GEORGIAN-INSPIRED TOWN HOUSE \*\*** Link Homes Estate Agents are delighted to present for sale this immaculately presented four bedroom, three bathroom town house arranged over three floors in the ever-popular BH13 location. Benefitting from an array of standout features including four good-sized bedrooms with bedroom one offering triple built-in wardrobes and a stylish three-piece en-suite, a separate bespoke kitchen with granite worktops and integrated appliances, an open plan living room/dining room with direct access onto the balcony, a single garage offering power, lighting and internal access, a block-paved driveway for two vehicles and stunning communal lawns. This is a must-see to appreciate this gorgeous development and accommodation on offer.

Built in 1985, Holly Lodge is a Georgian-inspired circular development of just 30 town houses located on Lindsay Road. Just moments away, you will find Westbourne and its wide range of attractions such as restaurants, bars, cafes, M&S, the Post Office, pubs, the much loved Westbourne Arcade and many other convenient amenities. Westbourne Village and the West Cliff beaches are only half a mile apart and are within walking distance. The desirable Canford Cliffs High Street is also close by and benefits from having some lovely restaurants, coffee shops and other useful amenities. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Porch

Smooth set ceiling, ceiling light, double-glazed UPVC frosted composite door to the front aspect, thermostat, radiator, built-in storage housing the boiler, power points and LVT flooring.

### Entrance Hall

Smooth set ceiling, ceiling light, smoke alarm, double-glazed UPVC composite door to the rear aspect with direct access onto the communal lawns, radiator, power points, understairs storage cupboard with a light, access to the internal garage and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, ceiling light, extractor fan, enclosed Aqualisa waterfall shower with extra shower head, wall-mounted toilet, recess storage with shelving, mirrored recess storage with shelving, pedestal sink, wall-mounted heated towel rail and LVT flooring.

## First Floor

### Landing

Smooth set ceiling, ceiling light, smoke alarm, radiator, power points and carpeted flooring.

### Living Room/Dining Room

Smooth set ceiling, ceiling light, wall lights, double-glazed UPVC window to the rear aspect, double-glazed UPVC doors to the rear aspect opening onto the balcony, radiators, power points, television point, telephone point and carpeted flooring.

### Kitchen

Smooth set ceiling, down lights and a suspended ceiling light, double-glazed UPVC windows to the front aspect, bespoke wall and base mounted units with granite worktops, undercounter lighting and feature floor lighting, integrated longline fridge/freezer, integrated dishwasher, integrated Neff double-oven, five-point Neff gas hob with overhead Neff extractor fan, granite splashback, power points, one and a half bowl stainless steel butler sink with mixer taps, radiator, granite feature breakfast bar and Amtico flooring.

## Second Floor

### Landing

Smooth set ceiling, ceiling light, loft access, power points, airing cupboard housing the water cylinder and carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect, radiator, power points, built-in triple wardrobes, built-in drawers and carpeted flooring.



## En-Suite

Smooth set ceiling, down lights, extractor fan, enclosed double Aqualisa waterfall shower with extra showerhead, wall-mounted sink, wall-mounted toilet, wall-mounted heated towel rail, wall-mounted storage, wall-mounted mirror with feature lighting and LVT flooring.

## Bedroom Two

Smooth set ceiling, ceiling lights, double-glazed UPVC windows to the front aspect, radiator, built-in triple wardrobes, power points and carpeted flooring.

## Bedroom Four

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points, built-in storage cupboard and carpeted flooring.

## Outside

### Garage

Smooth set ceiling, ceiling light, smoke alarm, up and over door to the front aspect, consumer unit, wall mounted units, work bench, power points, space for a washing machine, space for a tumble dryer, space for an additional longline fridge/freezer and concrete flooring.

### Gardens

Partial laid to lawn, feature waterfall and surrounding flowerbeds, outside lights, pathway and shingle area.

### Driveway

Block-paved driveway for two vehicles, an outside tap and one additional parking space.

## Useful Information

### Agent's Notes

Tenure: Share of Freehold  
 Lease Length: 957 Years Remaining  
 Ground Rent: £0  
 Service Charge: Approximately £1,250 per annum including buildings insurance, communal gardens maintenance and a sinking fund contribution.  
 Managing Agent: Holly Lodge (Branksome Park) Limited  
 Pets are permitted, dogs must be on a lead in communal areas.  
 Rentals are permitted.  
 Holiday lets are not permitted.  
 EPC: C  
 Council Tax Band: F - Approximately £3,102.30 per annum

### Stamp Duty

First Time Buyer: £6,250  
 Moving Home: £15,000  
 Additional Property: £31,500