

Kilbride, 43 Lindsay Road,
Branksome Park, BH13 6AP

£275,000 Share of Freehold





Property Summary

A spacious two double bedroom duplex apartment, with private terrace, garage and share of the freehold. Perfectly situated in leafy Branksome Park, in close proximity to Westbourne Village.



Key Features

- Desirable Branksome Park location
- Near Westbourne Village
- Spacious duplex apartment
- Private entrance
- Lounge/dining room
- Modern kitchen
- South facing patio terrace
- Two double bedrooms
- Family bathroom
- Garage



About the Property

This spacious two double bedroom duplex apartment forms part of Kilbride, a desirable Branksome Park development on the fringes of Westbourne Village.

The accommodation comprises of a spacious lounge/dining room which benefits from French doors, providing access to the south facing patio terrace and manicured communal lawns.

A separate modern kitchen has a range of wall and base mounted units with work top over with space and plumbing for white goods.

There are two double bedrooms on the first floor, both with built in wardrobes, the main bedroom overlooks the front gardens and is served by a family bathroom. A guest WC and storage cupboard can be found on the ground floor to complete the accommodation.

Externally, the communal gardens are well maintained and established treeline borders create a high degree of privacy. The apartment is conveyed with residents parking and a private garage.

Tenure: Share of Freehold

Maintenance charge: approximately £1,300 per annum

No pets allowed

Council Tax Band: D



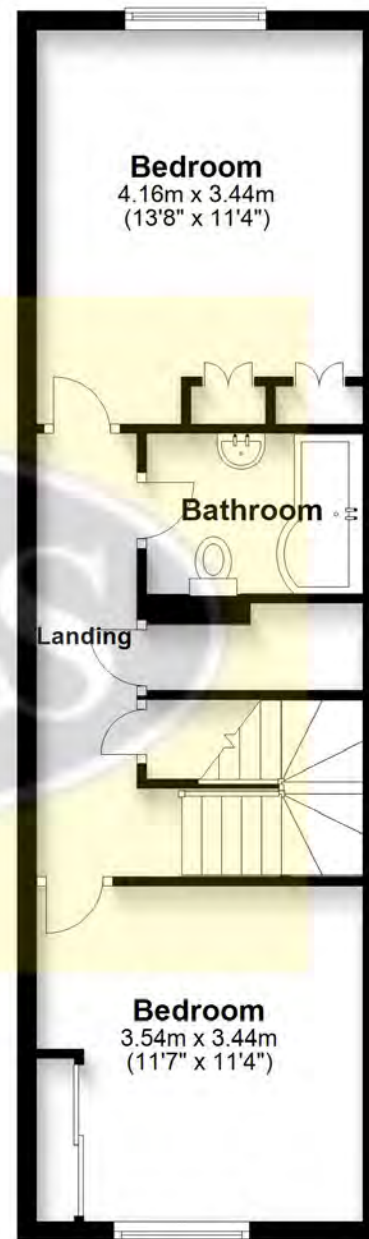
Ground Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.0 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



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 areas renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world famous Sandbanks Peninsula. Communications are good, and both Bournemouth and Poole enjoy main line Railway stations with services to Southampton and London.

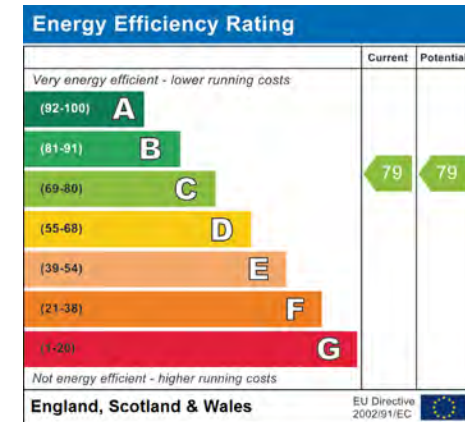
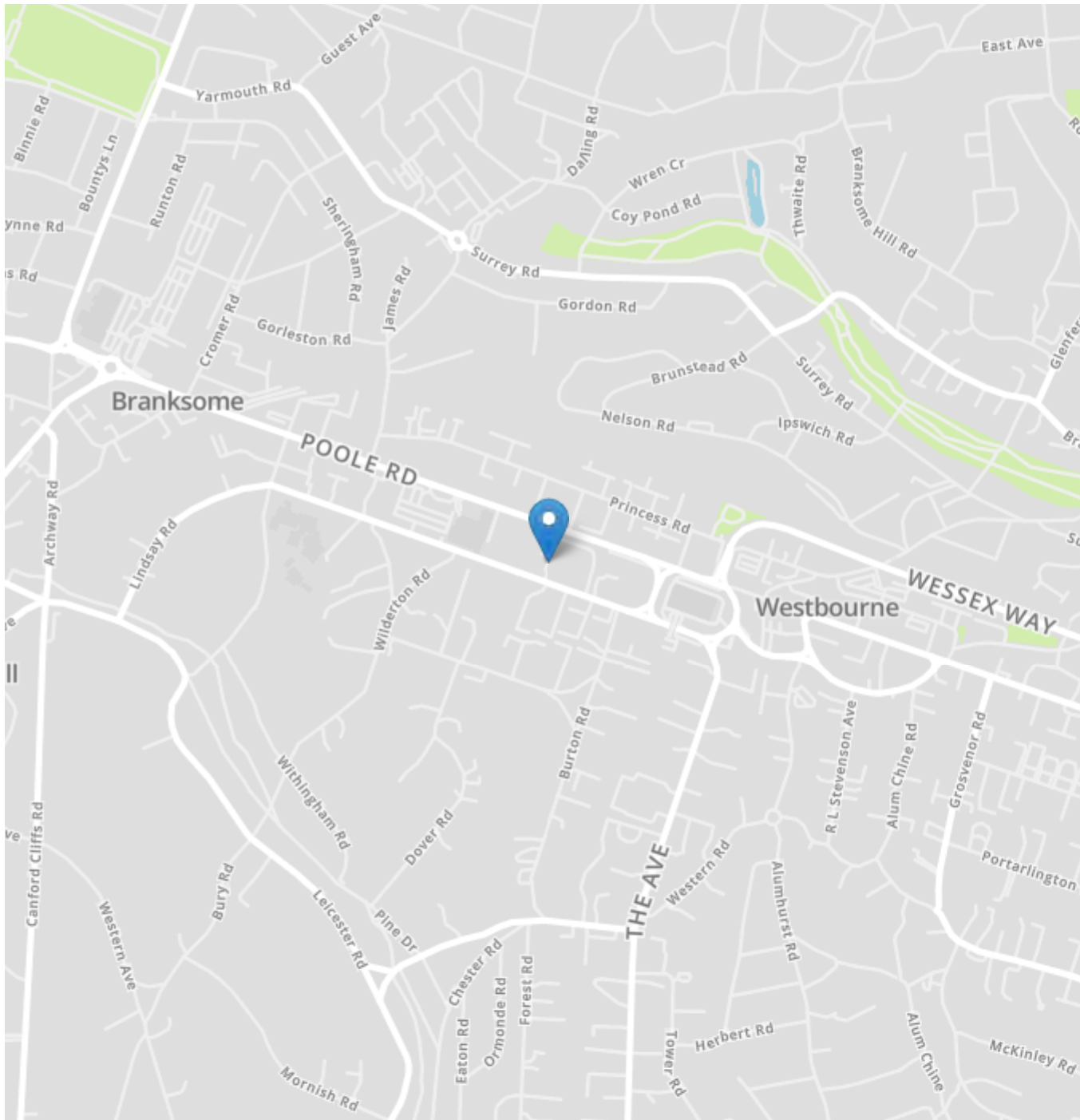


About Mays

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 25 years, and our wealth of local knowledge combined with 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 nearly 30 years.



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.

Offices

290 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HX
T: 01202 709888 E: poole@maysestateagents.com

4 Seamoor Road, Westbourne, Bournemouth, Dorset BH4 9AN
T: 01202 757555 E: bournemouth@maysestateagents.com

Lettings

T: 01202 756911 E: lettings@maysestateagents.com
www.maysestateagents.com

