MAYS ESTATE AGENTS

£1,300 PCM



Lindsay Park, Lindsay Road, Poole, Dorset, BH13 6AU



Property Summary

Mays are delighted to present this spacious two-bedroom apartment situated in the sought-after Branksome Park area inclusive of water charges. Ideal for those seeking a comfortable and stylish home, this property boasts generous living space, great amenities, and access to beautifully kept communal grounds.





Key Features

- Two double bedroom apartment
- Spacious living room
- Balcony
- Unfurnished
- Kitchen with appliances
- Rent inclusive of water, sewage and heating
- One allocated parking space
- Lift access
- Located close to Westbourne Village
- Well maintained communal gardens





About the Property

The apartment features a large lounge dining area that opens onto a private balcony, overlooking the communal green. The separate kitchen is fully equipped with essential appliances including a fridge freezer, washing machine, dishwasher, electric hob, and oven, providing a practical cooking environment. The master bedroom benefits from fitted wardrobes and its own patio door access to the balcony, while the second bedroom is a good-sized double, suitable for guests, family, or a home office.

Further amenities include a well-appointed bathroom with a shower and sink, plus a separate WC with an additional sink for convenience. The property also benefits from gas central heating throughout and comes with one allocated parking space and one visitor parking space on a first come first served basis, both requiring permits. Water charges are included in the rent, with all other utilities billed separate. Please note, pets are unfortunately not oermitted. Offered unfurnished and available for a long-term tenancy, it provides an excellent opportunity to enjoy peaceful, convenient living.

Council Tax Band: C

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.

Mays Residential Lettings are members of ARLA Propertymark.

Our Client Money Protection is supplied by Propertymark Client Money Protection Scheme.

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THIRD FLOOR FLAT 789 sq.ft. (73.3 sq.m.) approx.









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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 and letting property 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 A (92+) В C (69-80) (55-68) D Ξ (39-54) F (21-38) G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales

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