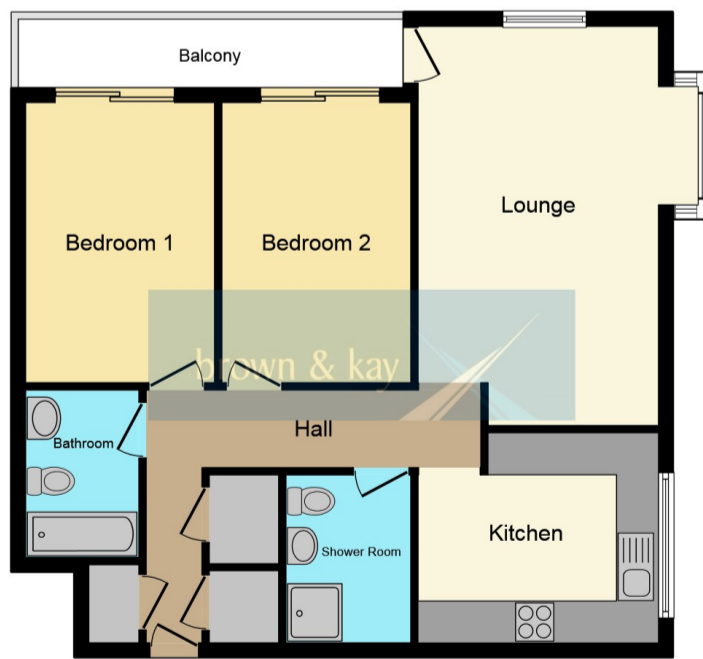




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 14, 45 The Oasis, Lindsay Road, BRANKSOME PARK, Dorset BH13 6AP

OIEO £235,000

The Property

We are delighted to market this well presented two bedroom first floor apartment located in this sought after development. The home enjoys many benefits to include entrance hall with generous amounts of storage, bright and airy lounge/dining room with access to the balcony which enjoys a lovely outlook over the grounds, well fitted kitchen, two double bedrooms with fitted wardrobes, bathroom and separate shower room. The block itself occupies stunning Japanese style gardens with swimming pool/gym complex for the enjoyment of the residents.

Ideally positioned for a level walk to the local super market and bus services which operate to surrounding areas. The bustling village of Westbourne is also within level walking distance and there you can enjoy an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall. Glorious sandy beaches are also close to hand with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

With secure entry system through to well maintained communal hallways, stairs or lift provide access to all floors, with the apartment located on the first floor.

ENTRANCE HALL

Two generous built in storage cupboards together with an airing cupboard housing the water tanks.

LOUNGE/DINING ROOM

19' 1" x 12' 10" (5.82m x 3.91m) A bright and airy room with UPVC double glazed windows to two sides providing a pleasant outlook, door to balcony. Ample space for dining table and chairs.

BALCONY

A good size balcony with fabulous views over the stunning grounds.

KITCHEN

11' 1" x 9' 3" (3.38m x 2.82m) Beautifully fitted kitchen equipped with a range of base and wall units with complimentary work surfaces, inset electric oven and four ring electric hob, space for tall standing fridge/freezer, and space for a washing machine and dishwasher. Breakfast bar area ideal for casual dining.

BEDROOM ONE

13' 9" x 9' 0" (4.19m x 2.74m) Rear aspect door to balcony, radiator, fitted wardrobe.

BEDROOM TWO

13' 9" x 9' 0" (4.19m x 2.74m) Rear aspect door to balcony, radiator, fitted wardrobe.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and w.c.

BATHROOM

Suite comprising bath, wash hand basin and w.c.

ALLOCATED PARKING

The apartment has the benefit of an allocated parking space. There is also visitor parking subject to availability. Bicycle storage.

GROUNDS

The Oasis, as its name suggests, occupies stunning grounds with many areas to sit and enjoy the beautifully tended gardens. A particular feature of the grounds is the feature Koi pond and Japanese Garden area. There is also a large barbecue area for residents.

POOL/GYM COMPLEX

Fantastic indoor swimming pool complex for the residents use which also includes changing rooms, sauna and small gym room.

TENURE - SHARE OF FREEHOLD

Length of Lease -
Maintenance - 2 payments of £1,324.84 are payable on 1st January and 1st July
Reserve Fund - 2 Payments of £390.15 are payable on 1st April and 1st October

COUNCIL TAX - BAND E