



Flat 26, Woodlands, 32 Lindsay Road, BRANKSOME PARK, Dorset BH13 6BG

£230,000

brown & kay



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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



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THE PROPERTY

Brown and kay are delighted to market this two double bedroom fifth floor apartment situated in the sought after area of Branksome Park. The property has been completely refurbished, and affords beautifully presented accommodation such as a well appointed kitchen, a 17' living room with sliding doors onto the balcony, two good size bedrooms and a three piece bathroom. With a garage, a long lease remaining, and the added advantage of no forward chain, this is a must see home.

Woodlands is well situated for walking distance to Westbourne with its laid back ambiance and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Leafy Chine walks are also close by and meander directly onto miles upon miles of impressive golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other - a hotspot for water sport enthusiasts. Regular bus services which operate to surrounding areas are close by as is Branksome rail station with links to London Waterloo, and a Tesco shopping store is also readily available.

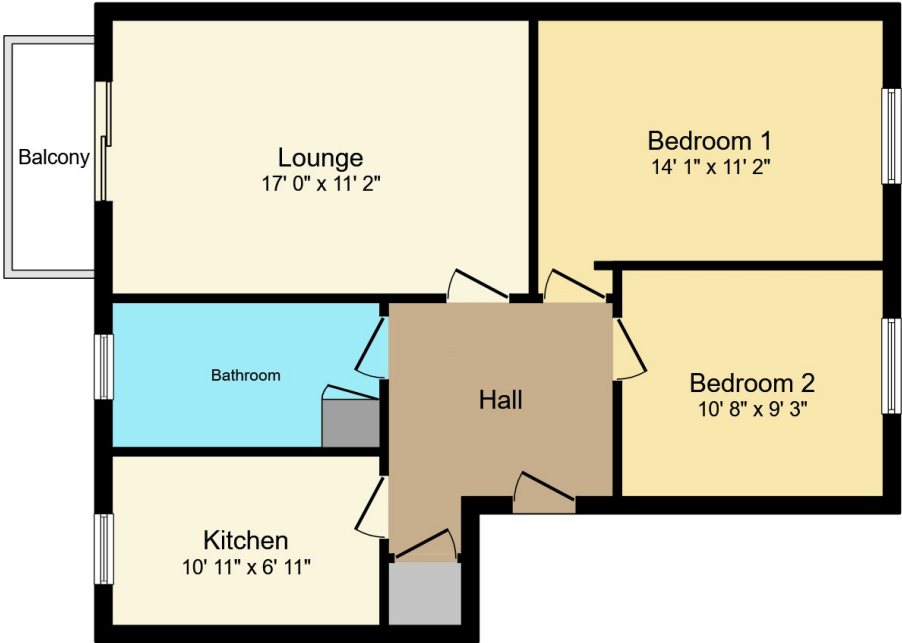
MATERIAL INFORMATION

- Tenure – Leasehold
- Length of Lease – 144 years remaining.
- Maintenance – £2200 Per Annum.
- Ground Rent – £50 Per Annum.
- Management Agent – Rebbecks
- Parking – Garage and first come first served parking.
- Pets & Holiday Lets - Not permitted
- Utilities – Mains Electric and Mains Water
- Drainage – Mains Drainage
- Broadband – Refer to Ofcom website
- Mobile Signal – Refer to Ofcom website
- Council Tax – Band C
- EPC Rating – D

KEY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE
- RECENTLY MODERNISED
- SUNNY ASPECT BALCONY
- FIFTH FLOOR APARTMENT WITH LIFT ACCESS
- MOMENTS FROM WESTBOURNE VILLAGE
- COUNCIL TAX BAND C
- LEASEHOLD - 144 YEARS REMAINING
- MUST SEE HOME

| Energy Efficiency Rating | | | | |
|---|---------|-----------|--|--|
| | Current | Potential | | |
| Very energy efficient - lower running costs | | | | |
| (92+) | 57 | 78 | | |
| A | | | | |
| (81-91) | | | | |
| B | | | | |
| (69-80) | | | | |
| C | | | | |
| (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
Floor area 684 sq.ft.

Total floor area: 684 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)