

£515,000

11, Holly Lodge, Lindsay Road, BRANKSOME PARK, Dorset BH13 6BG



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## THE PROPERTY

Brown and Kay are delighted to market for sale this beautifully presented mews style property located in the sought after area of Branksome Park. The home, occupying a prime end-of-terrace position, affords generous accommodation arranged over three floors with many benefits to include a ground floor bedroom and shower room, utility room, lounge with doors opening on to balcony, dining room, stunning kitchen, three second floor bedrooms, one with en-suite shower room, and main bathroom. In addition to the garage and driveway, there is also the benefit of one allocated parking space per property, providing excellent parking facilities rarely found in such a desirable location.

Holly Lodge is a select development of Georgian style mews homes modelled on the famous Royal Bath Circle. The location is ideal as it is positioned a short walk from Westbourne Village with its cosmopolitan vibe and there you can enjoy an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Glorious sandy beaches, perfect for a paddle boarding session or a refreshing dip, are also close by with miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

## MATERIAL INFORMATION

Tenure – Share Of Freehold  
 Length of Lease – 999 years from 1st Jan 1982, 955 years remaining  
 Maintenance – £1,360.00 per annum to include Building Insurance  
 Management Agent – Holly Lodge Branksome Park Management  
 Parking - Garage and Driveway plus allocated parking space  
 Holiday Lets - Not Permitted  
 Pets - See clause (shown in images)  
 Utilities – Mains Electric, Mains Gas, Mains Water  
 Drainage – Mains Drainage  
 Broadband – Refer to Ofcom website  
 Mobile Signal – Refer to Ofcom website  
 Council Tax – Band F  
 EPC Rating – C

## KEY FEATURES

- SOUGHT AFTER MEWS DEVELOPMENT
- FOUR BEDROOMS
- THREE BATH/SHOWER ROOMS
- STUNNING KITCHEN
- LIVING & DINING ROOM
- WELL PRESENTED
- INTEGRAL GARAGE, DRIVEWAY PARKING PLUS AN ALLOCATED SPACE

CLOSE TO WESTBOURNE  
 SHARE OF FREEHOLD  
 COUNCIL TAX - BAND F

TOTAL FLOOR AREA : 1392 sq.ft. (129.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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