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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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## Flat 12 St Aldhelms Place, 25 Lindsay Road, BRANKSOME PARK BH13 6BL

£279,950

### The Property

Brown & Kay are delighted to bring to the market this stunning property situated in probably the best location between Penn Hill and Westbourne and with easy access to the beaches at Branksome Dene and Sandbanks, and direct links into Poole & Bournemouth and close to the train station directly to London Waterloo.

This apartment is modernised and finished to the highest of standards in a contemporary style to suit all tastes. The property features many stunning upgrades, an impeccable and stylish interior with many features and benefits. Not least being the signature kitchen which has been upgraded regardless of cost to the very highest standards of quality and design, providing the maximum storage space to include a double door larder and expanse of worktops with modern appliances, sympathetically coloured units to blend with the overall colour palette of this beautiful home.

The location of this beautiful apartment is close to the beach, Compton Acres and Penn Hill restaurants and benefits from easy access to a range of other local facilities which include Supermarkets, Retail Park, and Westbourne Village.

### COMMUNAL ENTRANCE HALL

Lift and stairs to the top floor.

### ENTRANCE HALL

On entering the apartment, you are greeted with a generous hallway with parquet design flooring and decorated in warm and welcoming colours, two cupboard spaces provide airing space and shoe and coats cupboard, with loft access to additional useful storage.

### LIVING/DINING ROOM

17' 9" x 13' 3" (5.41m x 4.04m) The spacious Living & Dining room with a Juliet Balcony is finished in a beautiful Contemporary design with a slatted wood feature wall provides a welcoming ambience to this warm and cosy home.

### KITCHEN

13' 7" x 7' 10" (4.14m x 2.39m) Beautifully appointed kitchen equipped with a full range of units with feature contrasting hardware and complimentary work surfaces with continued backsplash. Inset four point gas hob with extractor above, built-in oven and grill, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine.

### BEDROOM ONE

14' 6" x 12' 5" (4.42m x 3.78m) The Master King Size Bedroom benefits from a particular feature of a double Juliet Balcony and built in Wardrobe, again beautifully decorated in a contemporary style.

### EN-SUITE SHOWER ROOM

Well appointed four piece suite.

### BATHROOM

There is a also generous size family bathroom, with over bath screen and wall mounted shower unit, decorated in a luxurious finish to create a very decadent feel to compliment the overall decoration.

### BEDROOM TWO

11' 9" x 10' 5" (3.58m x 3.17m) The second double size bedroom also features a built in Wardrobe and beautifully decorated with style in keeping with the apartment.

### GROUNDS

The whole property is set in beautiful landscaped gardens with well established shrubs, flowers and grass areas providing ample seating areas for anyone wishing to relax in the peaceful gardens.

### PARKING

Set behind a private access driveway with ample parking for visitors, included is an allocated parking bay to the front of the property with level access to the main door and lift.

### AGENTS NOTE - FLOOR COVERINGS

Floor coverings of the highest quality are fitted throughout to compliment the overall decoration and colour palate providing a luxurious feel of both quality and comfort.

### AGE RESTRICTION

Please note there is an age restriction for this development, minimum of 55 years.

### TENURE - LEASEHOLD

Length of Lease - Approximately 106 years remaining  
Maintenance - £913.05 payable in January and July, total of £1,826.10

Ground Rent - £276.00 payable in January  
Building Insurance - £522.57 payable in January

### COUNCIL TAX - BAND D