

£269,950

Flat 15 Lindsay Court, 28 Lindsay Road, BRANKSOME PARK BH13 6AX

brown & kay



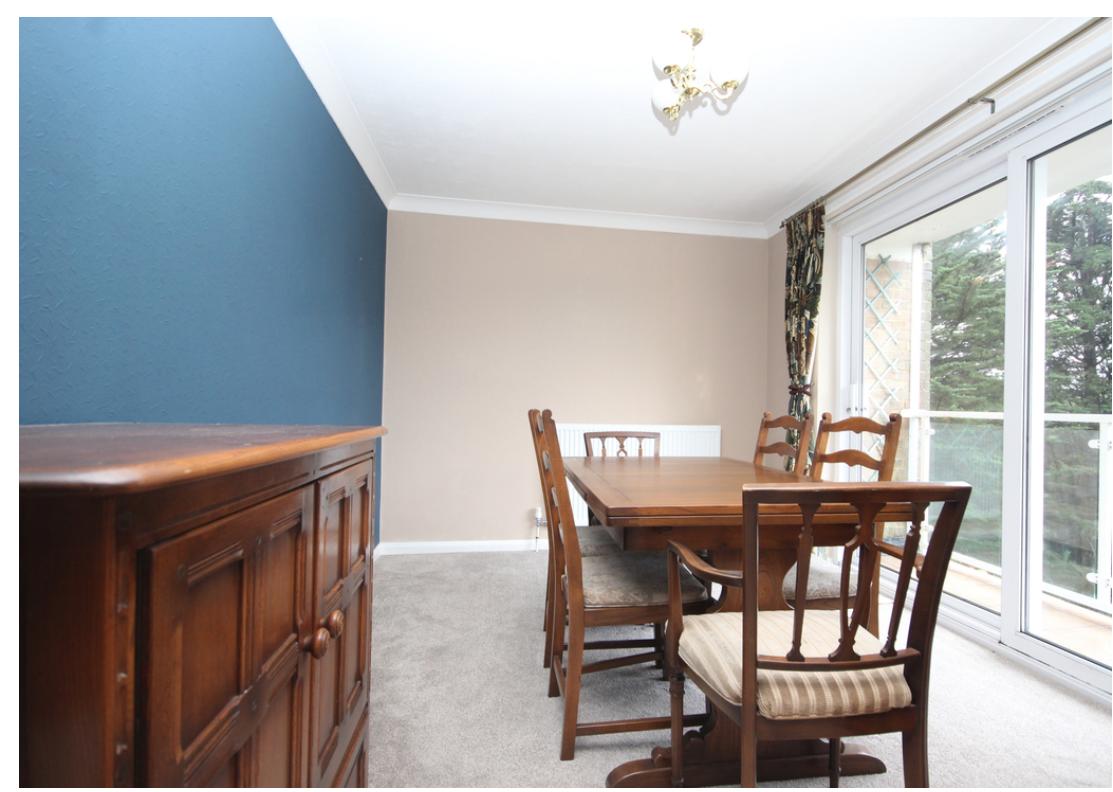
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THE PROPERTY

Brown and Kay are delighted to market this well presented two bedroom apartment located in the sought after area of Branksome Park. The property enjoys a fourth floor position and internally boasts generous and well proportioned accommodation to include a spacious entrance hall, a lovely size living/dining room with dual access to the good size balcony, a re fitted kitchen, two double bedrooms, a shower room and separate w.c. Furthermore, there is the added benefit of a garage, a share of freehold and with no onward chain this would make an excellent property choice.

Lindsay Court is situated in the highly desirable area of Branksome Park ideally positioned to take advantage of all the area has to offer. The bustling village of Westbourne offers a wide and varied range of cafe bars, restaurants and boutique shops alongside the usual high street names such as Marks and Spencer food hall. Glorious sandy shores are also closeby with promenade stretching from the famous Sandbanks to the main town of Bournemouth and beyond. With transport in mind, there are bus services which operate to surrounding areas and train stations located at nearby Branksome and Bournemouth with links to London Waterloo.

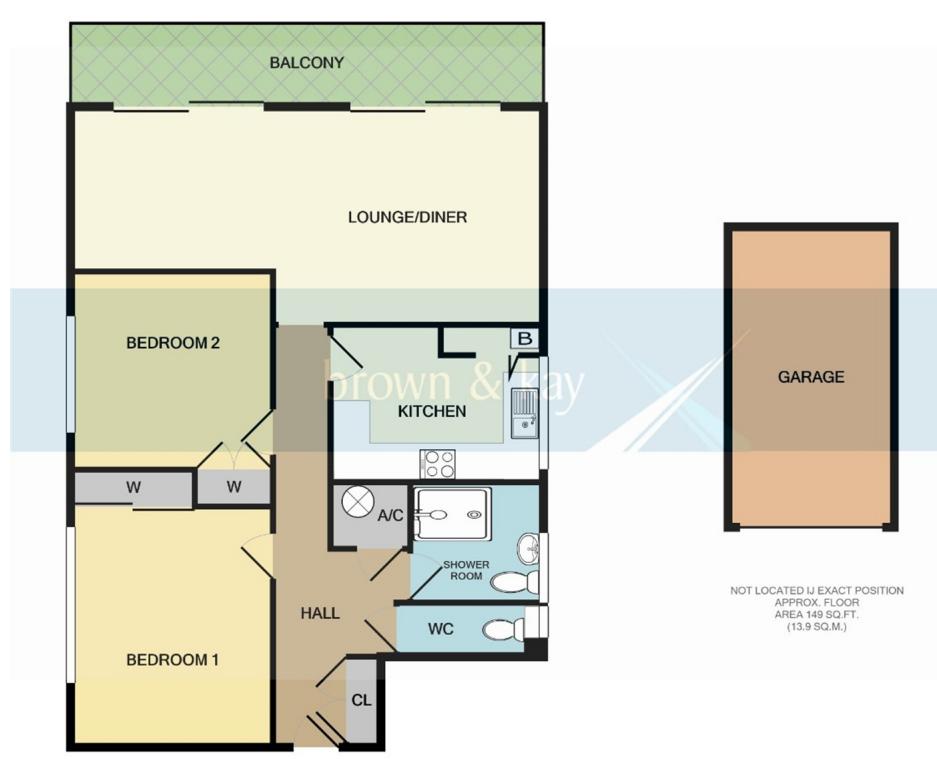
MATERIAL INFORMATION

- Tenure - Share of Freehold
- Service Charge - Payable twice yearly, £1330.00 per half year (£2,660.00 per annum)
- Management Agent - Foxes Management
- Pets & Holiday Lets - Neither pets nor holiday lets are permitted
- Parking - Garage
- Utilities - Mains Electricity, Gas, Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- FOURTH FLOOR APARTMENT
- LOVELY LIVING/DINING ROOM
- FULL WIDTH BALCONY
- RE FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- SHOWER ROOM, SEPARATE W.C.
- GARAGE
- GAS CENTRAL HEATING
- TENURE - SHARE OF FREEHOLD

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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			