

Flat 4 Cedar Grange 22 Lindsay Road, BRANKSOME PARK, Dorset BH13 6BD

£450,000

brown & kay



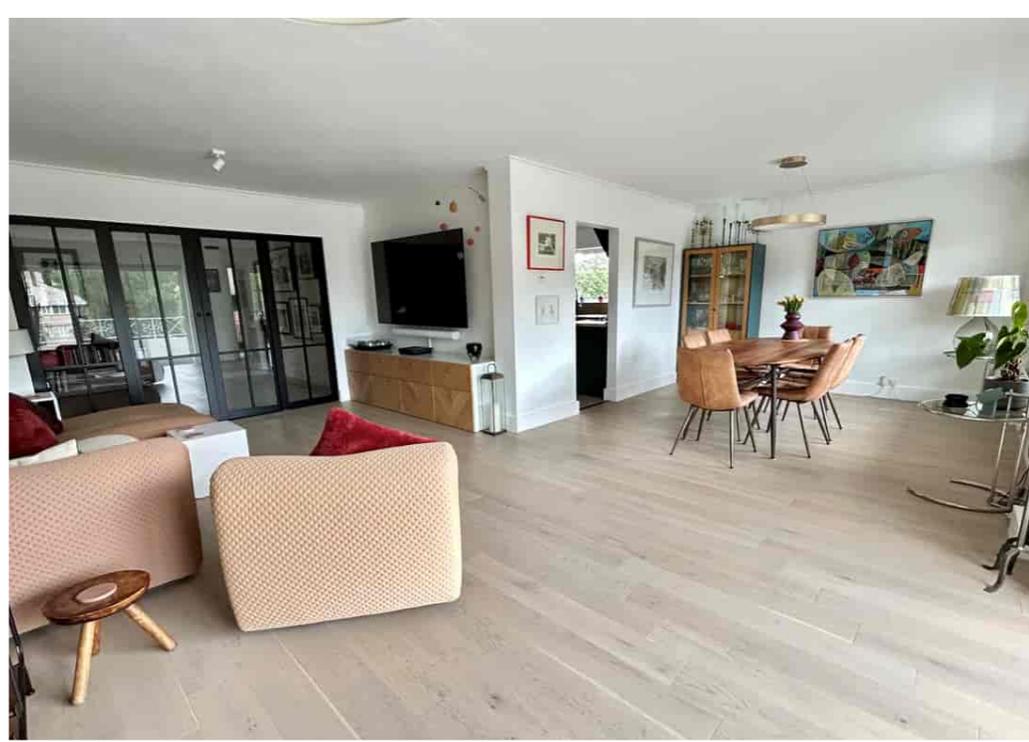
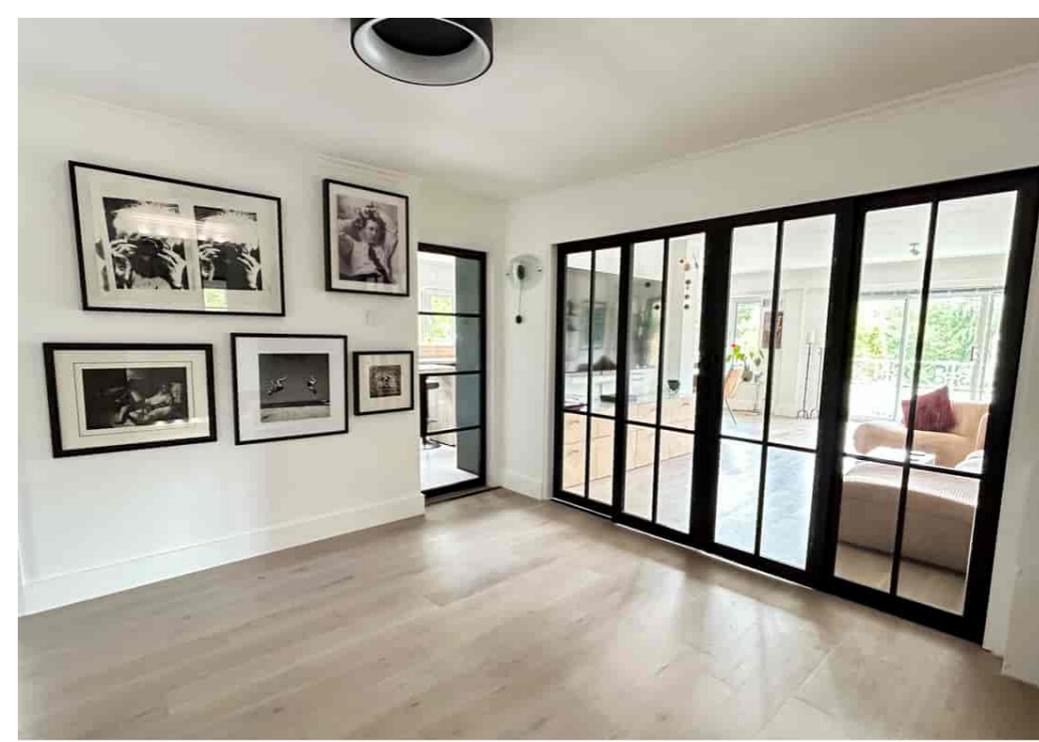
rightmove  
find your happy

**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



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



## THE PROPERTY

A beautifully upgraded third floor apartment affording generous and well proportioned accommodation located in the sought after area of Branksome Park. The light filled interior affords a spacious entrance hall with stylish double doors opening into a large living and dining area with balcony off, and a stunning kitchen is fully fitted with appliances and sleek finishes, perfect for contemporary living. There are three double bedrooms, including a particularly generous master with an en-suite shower room, and the remaining double bedrooms provide ample space for guests or as a useful home office, served by a principal bathroom. Externally there are well maintained grounds with area of lawn and mature planting, and together with a garage and no forward chain this would make an excellent property choice.

Cedar Grange is well located in the highly desirable area of Branksome Park being just a short stroll from the bustling village of Westbourne with its abundance of cafe bars and restaurants, independent shops and high street names to include Marks and Spencer food hall. With leisure in mind, miles upon miles of golden sandy shores with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are within comfortable reach as is the highly regarded Parkstone Golf Club. The area is also well catered for with bus services operating to surrounding areas and main line train stations located at nearby Branksome, Poole and Bournemouth.

## MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 999 years from 1971, 945 years remaining  
 Service Charge - £2,590.00  
 Management Agent - Right2Manage  
 Holiday Lets & Pets - Not permitted  
 Parking - Garage  
 Utilities - Mains Gas, Electric & Water  
 Drainage - Mains Drainage  
 Broadband - Refer to ofcom website  
 Mobile Signal - Refer to ofcom website  
 Council Tax - Band D  
 EPC Rating - B

## KEY FEATURES

- NO FORWARD CHAIN
- THIRD FLOOR APARTMENT
- BEAUTIFULLY UPGRADED CONTEMPORARY KITCHEN
- 24' BALCONY
- THREE BEDROOMS
- STYLISH EN-SUITE SHOWER ROOM
- GARAGE
- TENURE - SHARE OF FREEHOLD
- COUNCIL TAX - BAND D



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

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