



LINKHOMES
ESTATE AGENTS

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Total area: approx. 77.1 sq. metres (830.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

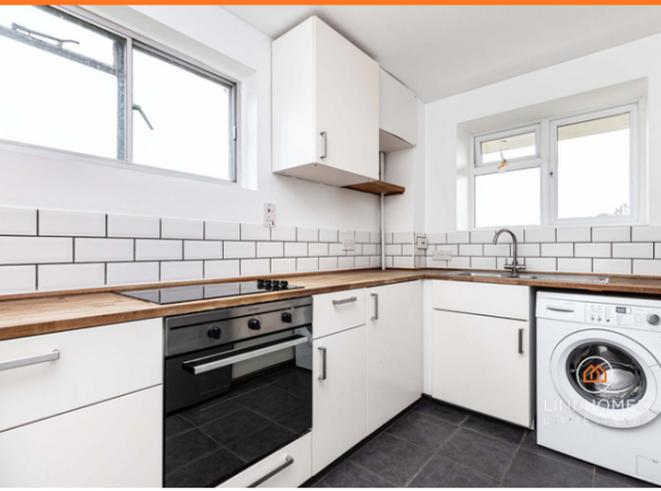
The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



Flat 49 Woodlands, Lindsay Road, Poole, Dorset, BH13 6BG
Guide Price £250,000

**** NO FORWARD CHAIN ** BRANKSOME PARK LOCATION ** SOUTHERLY-FACING BALCONY **** Link Homes Estate Agents are delighted to present for sale this two bedroom, one bathroom apartment situated in the much-desired BH13 postcode. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms, a separate kitchen with space for appliances, a bright and airy living room with direct access onto the Southerly-facing balcony overlooking the communal lawns, a stylish three-piece bathroom suite, ample storage throughout, a single garage in a block. This is a must-view to appreciate the position and accommodation this property has to offer.

Just moments away, you will find Westbourne and its wide range of attractions such as restaurants, independent bars, cafes, M&S, the Post Office, pubs, the much loved Westbourne Arcade and many other convenient amenities. Westbourne Village and the West Cliff beaches are only half a mile apart and are within walking distance. The desirable Canford Cliffs High Street is also close by and benefits from having some lovely restaurants, coffee shops and other useful amenities. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.



Fifth Floor

Entrance Hallway

Ceiling light, wooden door to the front aspect, entry phone system, smoke alarm, power points, cupboard with the consumer unit enclosed, radiator, additional storage cupboard with the water cylinder and shelving enclosed, carpeted flooring and a coconut matt.

Living Room

Coved ceiling, ceiling light, UPVC double glazed window to the rear aspect, single door to the side aspect leading onto the South-facing balcony, radiator, power points, television point and carpeted flooring.

Kitchen

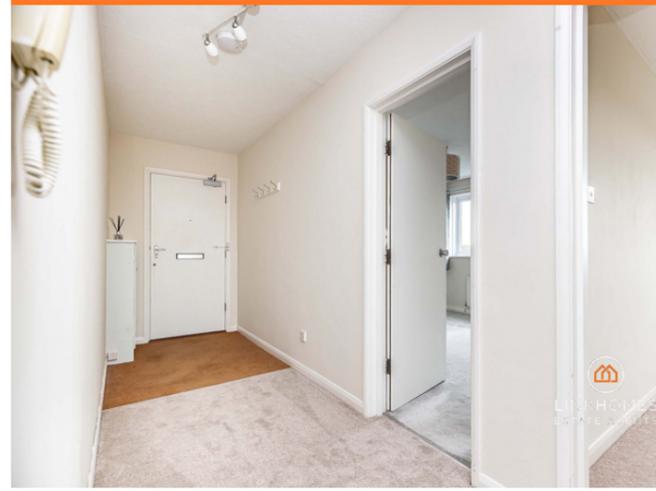
Smooth set ceiling, ceiling light, UPVC double glazed window to the rear and side aspect, wall and base fitted units, four-point electric hob with integrated oven, space for longline fridge/freezer, space for a washing machine, cupboard housing the "Glow Worm" boiler, one and a half bowl stainless steel sink with drainer, tiled splash back, power points and tiled flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

Bedroom Two

Ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with electric shower, toilet, pedestal sink, stainless steel heated towel rail, wall mounted mirror, wall mounted vanity cabinet with mirrored front, tiled walls and flooring.

Outside

Balcony

South facing, metal balustrades, glass panels and tiled flooring.

Garage

In a block, up and over door and concrete flooring.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: Approximately 980 Years Remaining
Ground Rent: £0
Service Charge: £2,908.36 per annum including the buildings insurance,
Managing Agents: Rendall and Rittner
Rentals are permitted
Holiday lets are not permitted
Pets are not permitted
EPC: C
Council Tax Band: C - Approximately £2,004.38 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £2,500
Additional Property: £15,000