



**Flat 12 Greenhaven, 1-5 Lindsay Road,  
Branksome Park, Poole, Dorset, BH13 6FF**



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## LEASEHOLD PRICE £367,500

A 2 bedroom, 2 shower room first floor apartment set in a luxury, exclusive development for the over 60's in Branksome Park. Sold with no forward chain, the apartment enjoys a dual aspect lounge with generous balcony and a wonderful, wooded outlook, fitted kitchen with integrated appliances, 2 double bedrooms, both with fitted furniture, walk in wardrobe, 2 shower rooms and parking space. Greenhaven was built in 2020 by McCarthy & Stone and is a modern, yet welcoming development, comprising 37 1,2 and 3 bedroom apartments, set in 2 blocks with a connecting contemporary walkway. There are beautifully landscaped gardens, stylish courtyard area and homeowner's lounge. There is a House Manager, who oversees the running of the development plus a 24 hour call system and a passenger lift.

- Luxury retirement development for the over 60's built in 2020
- 2 bedroom, 2 shower room first floor apartment
- Balcony 11'2" x 6' 3" with a most attractive outlook.
- Dual aspect lounge having a pair of floor to ceiling windows and door
- Separate kitchen fitted in a range of cream units with worktops over and fitted with integrated oven, electric hob, extractor and fridge/freezer
- Bedroom one with fitted wardrobes and walk in wardrobe
- Ensuite shower room having a double walk in shower
- Bedroom 2 with fitted cupboards and office unit having shelving above
- Utility cupboard with washing machine
- Remainder of NHBC 10 year guarantee
- Panel electric heaters throughout
- Allocated parking space (Bay X)
- No forward chain
- Large communal patio, gardens and woodland areas to enjoy
- Welcoming communal areas with security entry camera system (linked to your TV) and passenger lifts to all floors
- Homeowner's contemporary lounge with kitchen area
- House Manager on site 8am-20m daily and further 24 hour call system
- Mobility scooter store with charging facilities
- Luxury guest suite available (prices on file)
- Daily activity programme for residents to enjoy
- Pets allowed with permission

Situated between Westbourne and Penn Hill, the location is perfect, just 300 yards from the shops and restaurants at Penn Hill, 0.3 of a mile from Lidl, half a mile from Tesco and less than a mile from Westbourne shopping area, with the beach and sea just 1.5 miles away; the nearest church is 0.3 of a mile with others close by. Local bus routes are close by and Branksome mainline railway station is 0.4 of a mile away. The development is within the Branksome Park Conservation Area with Branksome Chine close by leading to the beach and blue flag beaches, stretching 7 miles from Sandbanks through to Hengistbury Head.

Lease: 999 years from 2020

Maintenance: £4692 per year Ground rent £391.07 per year

COUNCIL TAX BAND: E

EPC RATE: C







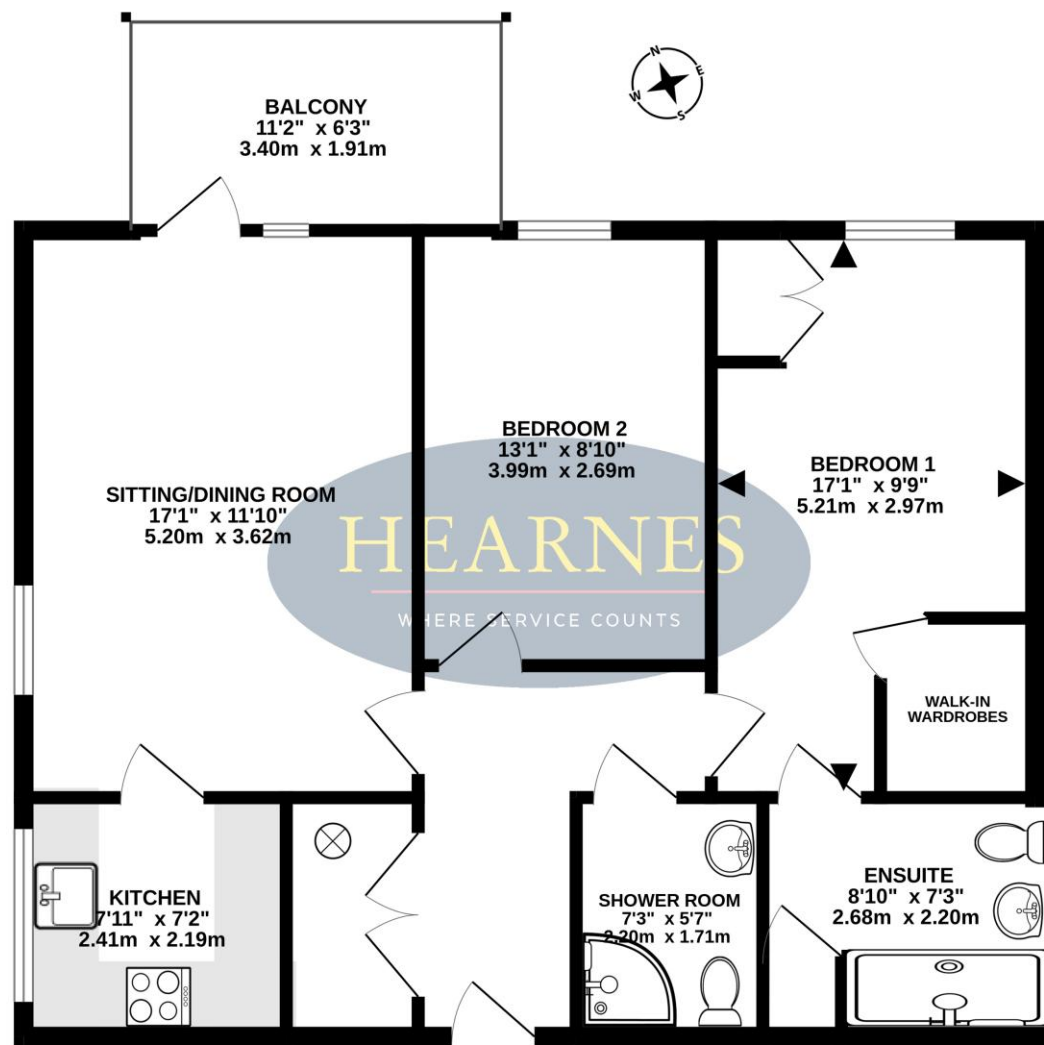


INCLUDING BALCONY

TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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1ST FLOOR  
812 sq.ft. (75.4 sq.m.) approx.





GUEST SUITE



COMMUNAL LOUNGE



COMMUNAL LOUNGE





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