



LINDUM COURT, POOLE ROAD, BRANKSOME, POOLE, DORSET, BH12

£200,000 LEASEHOLD

A well presented two bedroom ground floor flat situated in a superb position close to Westbourne and good transport links. Offering spacious accommodation throughout, a private patio and a garage.

Ground floor | Two double bedrooms | Large lounge diner | Modern fitted kitchen | Contemporary bathroom | Private patio | Garage

Westbourne | 01202 767633 |

Winkworth



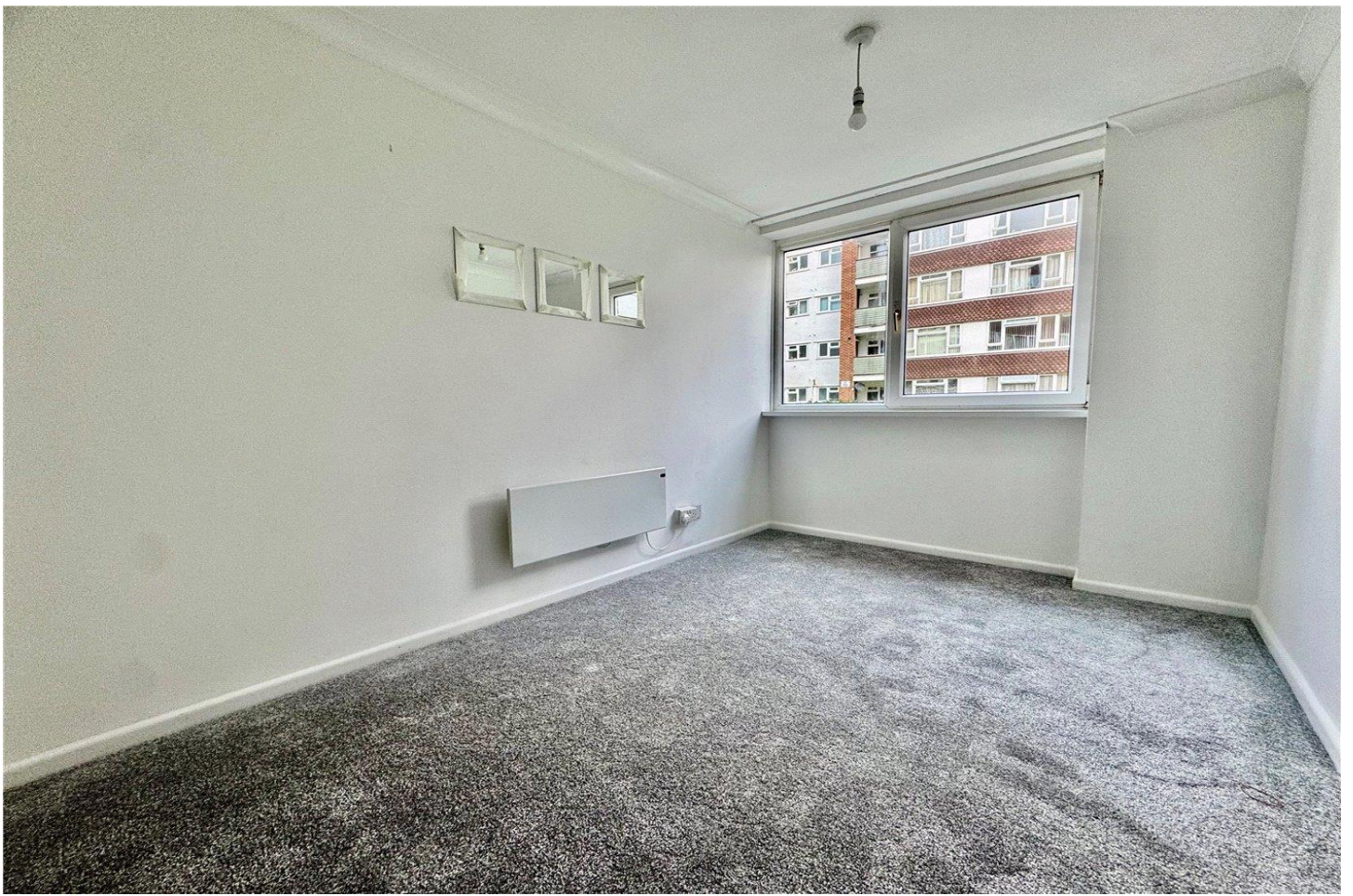
LOCATION

Located in the sought-after area of Branksome, this ground floor flat offers fantastic potential for both investors and first-time buyers alike.

Boasting two spacious double bedrooms, a large lounge diner, and a modern fitted kitchen, this property provides comfortable living space suitable for a range of buyers. The contemporary bathroom adds a touch of luxury, while the private patio offers the perfect spot for al fresco dining or enjoying the evening sun.

Conveniently situated just a short level walk away from the vibrant shops, bars, and restaurants of Westbourne, residents will have everything they need right on their doorstep. For commuters, excellent transport links are at hand, including the convenient M bus service and Branksome railway station.

With a garage for off-road parking and a fair condition throughout, this property is ready and waiting for someone to make it their own



DESCRIPTION

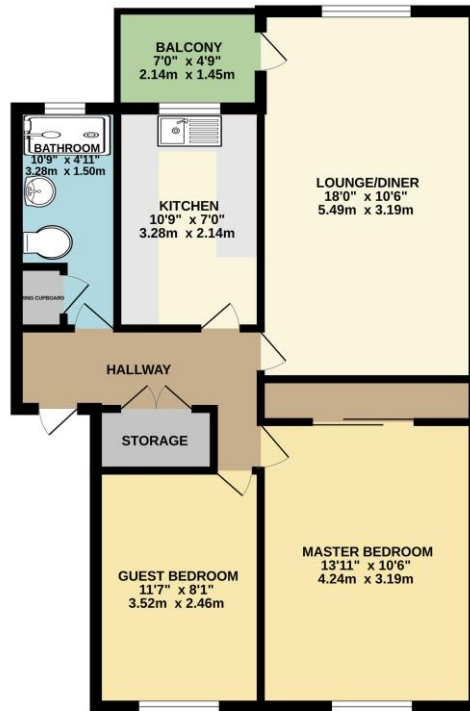
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GROUND FLOOR



While 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

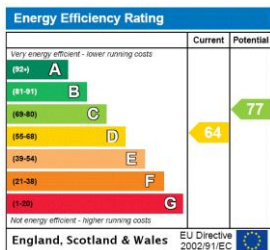
TENURE: Leasehold 135 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1740 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge diner
- Modern fitted kitchen
- Contemporary bathroom
- Private patio
- Garage



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