



**FLAT 3, ST. ALDHELMS PLACE, LINDSAY ROAD, POOLE, DORSET, BH13**

**£180,000 LEASEHOLD**

A bright and well-presented one bedroom ground floor apartment which is situated in this modern age exclusive development for the over 55s. Set close to local amenities and good transport links with Westbourne a short level walk away. Offered with vacant possession.

Ground floor | One double bedroom | Lounge diner | Modern fitted kitchen | Contemporary bathroom | Allocated parking | Age exclusive development for over 55s | Beautiful landscaped grounds

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

St Aldhelms Place is modern development set on the popular tree lined Lindsay road which sits a short level walk away from Westbourne. The development is for residents aged 55 and over with no letting of properties allowed. A house manager is on site during the week to assist residents and ensure the building is well looked after.

This property is situated on the ground floor which is accessed via well presented communal hallways. A private front door leads into the entrance hall which houses two good size storage cupboards and doors to principal rooms.

There is a large lounge which has ample room for a dining table and views over the landscaped communal gardens through patio doors which lead out on to the private balcony. The modern kitchen is fitted with a range of base and eye level work units with integrated appliances.

There is a good size bedroom which benefits from two fitted wardrobes providing ample amounts of storage space. The contemporary bathroom is fully tiled with suite comprising of a wc with hidden cistern, wash hand basin inset into a vanity unit and a double shower size walk in shower.

An allocated parking bay is conveyed with the property.

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 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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*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:** C

**TENURE:** Leasehold

**LOCAL AUTHORITY:** BCP

### AT A GLANCE

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