



## NORTON GRANGE, LINDSAY ROAD, POOLE, DORSET, BH13

### **£285,000 SHARE OF FREEHOLD**

An exceptionally well presented two bedroom ground floor apartment which has been comprehensively refurbished by the current owner. Comprising of contemporary modern accommodation and fittings throughout with a large private sun terrace. Situated just a short level walk away from Westbourne and good transport links whilst also being near to the beach.

Ground floor | Two double bedrooms | Two modern bathrooms |  
Contemporary kitchen | Lounge diner | Good storage | Large private sun  
terrace | Garage & resident parking

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

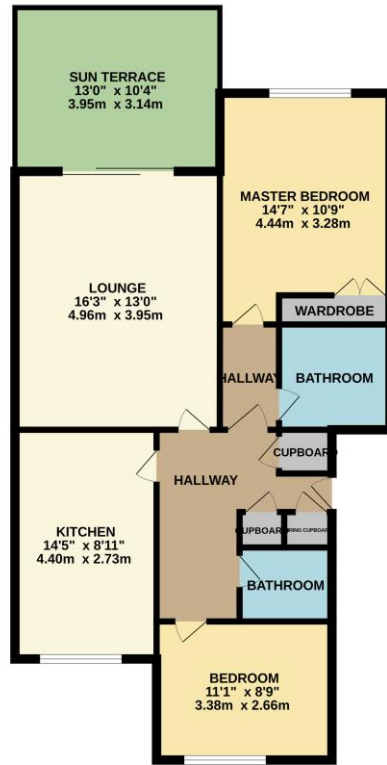
The property is situated on the ground floor and is accessed via well presented communal hallways. A private front door leads into the entrance hall which houses three storage cupboards and doors to principal rooms.

The bright south facing lounge is a particular feature of the property. There is ample room for a dining table and there is access onto the large sun terrace through sliding patio doors. The large kitchen is fitted with a range of base and eye level work units with solid stone tops. There is an integrated dishwasher, washer dryer and double oven and a breakfast bar area.

There are two double bedrooms both with space for free standing furniture and the added benefit of fitted wardrobes and a contemporary en suite bathroom to the master bedroom. There is a shower room with suite comprising of a wc, wash hand basin and cubicle shower.

A garage is conveyed with the property alongside permit controlled resident parking.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: D**

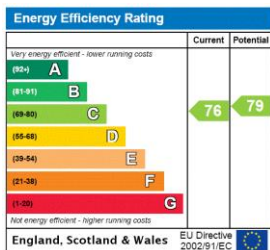
**TENURE:** Share of Freehold 958 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2780 per annum

**AT A GLANCE**

- Ground floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen
- Lounge diner
- Good storage
- Large private sun terrace
- Garage & resident parking



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