



NORTON GRANGE, LINDSAY ROAD, POOLE, DORSET, BH13

£280,000 SHARE OF FREEHOLD

This two bedroom ground floor apartment occupies a fantastic position in the development overlooking and having direct access into the landscaped communal gardens. Benefiting from a very modern kitchen and two well presented bathrooms alongside bright and spacious accommodation with a large patio and a garage. Westbourne is a level walk away and the award winning beach is nearby.

Ground floor | Two double bedrooms | Two modern bathrooms |
Contemporary kitchen | Lounge diner | Large private patio | Garage | Close
to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

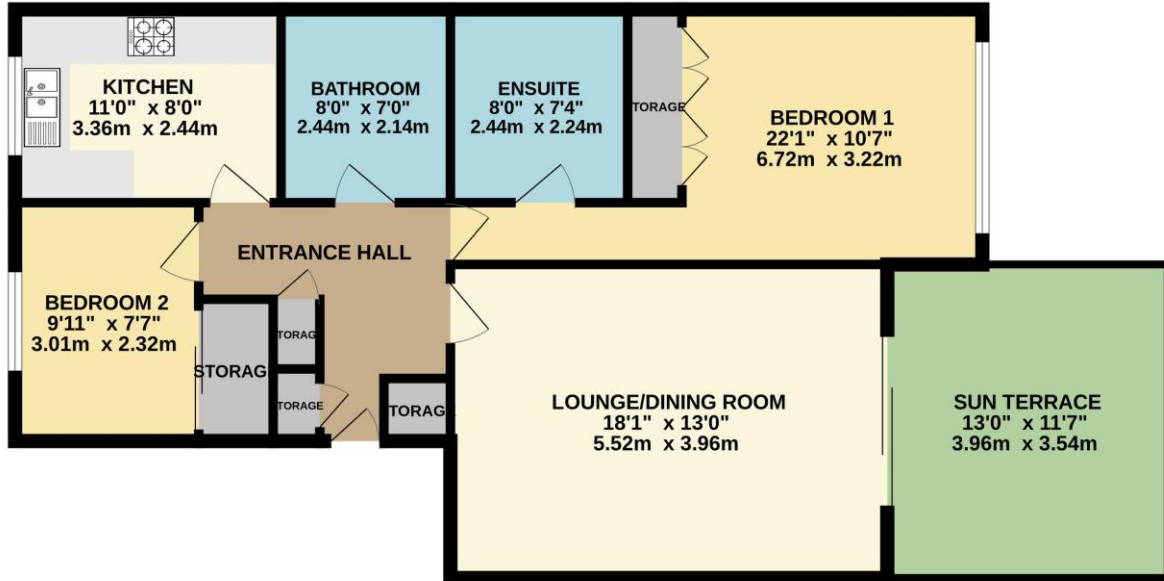
The property is situated on the ground floor and is accessed via a well presented communal entrance. A private front door then leads into the apartment where there are three storage cupboards and doors to principal rooms.

The lounge diner is a good size with ample room for a sizable table and there are beautiful views over the landscaped communal gardens. Sliding doors lead out onto the large private patio that has plenty of space for outside dining. The kitchen was re-fitted less than two years ago and benefits from a range of base and eye level contemporary work units with integrated appliances.

There are two double bedrooms both with fitted wardrobes and the added benefit of an modern en suite shower room to the master. The family bathroom is tiled and comprises of a suite to include WC, wash hand basin and a bath.

A garage is conveyed with the property in addition to permit controlled visitor bays.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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