



MELBURY, LINDSAY ROAD, POOLE, DORSET, BH13

£250,000 SHARE OF FREEHOLD

A bright and spacious three bedroom versatile apartment which is situated in the popular, tree lined Lindsay road in Branksome Park. Offering easy access to good transport links, proximity to the beach and a short level walk to amenities in Westbourne. Offered with vacant possession.

Purpose built | First floor | Three bedrooms | Large lounge | Fitted kitchen
| Spacious bathroom | Balcony | Garage | Vacant possession

Westbourne | 01202 767633 |





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.



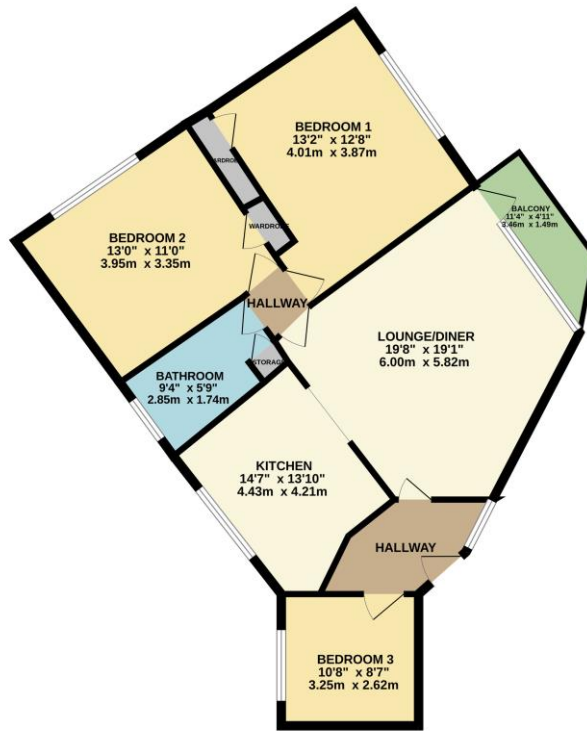
DESCRIPTION

Located in the sought-after area of Branksome Park, this purpose-built first floor flat offers spacious living. This three-bedroom property features a large lounge, fitted kitchen, and a generously sized bathroom. Relax on the balcony or utilise the garage for convenience.

Take a short level walk to the popular shops, bars, and restaurants in Westbourne or stroll to the award-winning beach nearby. With good transport links, this property is ideal for retirees or couples looking to enjoy a mix of tranquillity and convenience.

This property is now available for sale and offers vacant possession, requiring some modernisation to add your personal touch.

FIRST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 811 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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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: Share of Freehold 941 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2500 per annum

AT A GLANCE

- Purpose built
- First floor
- Three bedrooms
- Large lounge
- Fitted kitchen
- Spacious bathroom
- Balcony
- Garage
- Vacant possession

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Winkworth