



FLAT 11, PELHAM, LINDSAY ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

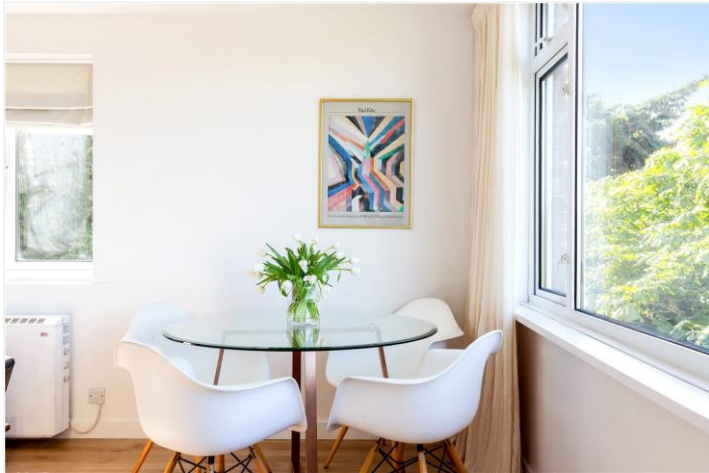
£245,000 SHARE OF FREEHOLD

An immaculately presented two double bedroom top floor apartment situated just a short level walk away from the popular shops bars and restaurants in Westbourne. The property presents brilliantly with bright modern accommodation throughout and tree top views through large windows alongside a sunny balcony.

Top floor | Two double bedrooms | Contemporary kitchen | Modern bathroom | Sunny balcony | Allocated parking | Close to Westbourne & the beach

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

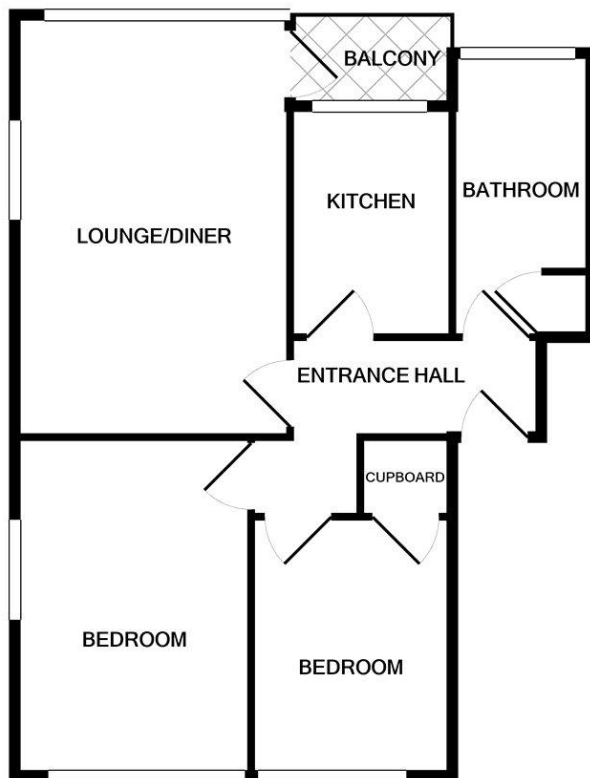
Pelham is a well established purpose built development of privately owned apartments set in an enviable position just a short level walk away from Westbourne whilst also being very close to the award winning beach at Branksome Chine. The development is professionally managed and benefits from a healthy and growing sinking fund.

The apartment is on the top floor which can be accessed via a lift then stairs through well presented communal hallways. A private front door leads into the entrance hall where there are doors to principal rooms.

The bright lounge enjoys dual aspect windows with tree top views and access onto the sunny balcony. There is ample room for a dining table. The contemporary kitchen is fitted with a range of bespoke base and eye level work units along with integrated appliances that include a Bosch oven and induction hob, tall fridge/ freezer and separate wine fridge.

There are two spacious double bedrooms both with space for free standing furniture. The master bedroom has the added benefit of a fitted wardrobe and dual aspect windows. Bedroom two also benefits from a built-in floor to ceiling wardrobe. The bathroom benefits from a modern white suite comprising: wall-hung basin, rimless wall-hung WC, bath and separate cubicle shower.

An allocated parking space is conveyed with the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2775 p.a comprised of £1630.20 for service charge and £1144.16 towards reserve fund.

AT A GLANCE

- Top floor
- Two double bedrooms
- Contemporary kitchen
- Modern bathroom
- Sunny balcony
- Allocated parking
- Close to Westbourne & the beach

