



NORTON GRANGE, 26 LINDSAY ROAD, POOLE, BH13

£230,000 SHARE OF FREEHOLD

A bright and spacious two double bedroom second floor apartment set within a popular purpose built development which sits just a short level walk from the shops, bars and restaurants in Westbourne whilst also being close to good transport links and the beach. Offered with vacant possession.

Second floor | Two double bedrooms | Two bathrooms | Large lounge diner | Fitted kitchen | South facing balcony | Garage | Vacant possession

Westbourne | 01202 767633 |

Winkworth



LOCATION

Branksome Park 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, indigenous pines, and rhododendrons.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses. Bournemouth town centre is also easily commutable and offers a more diverse range of high street and local shops. Branksome Park also boasts short walks to the award winning blue flag beaches of Alum and Branksome Chine.

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.



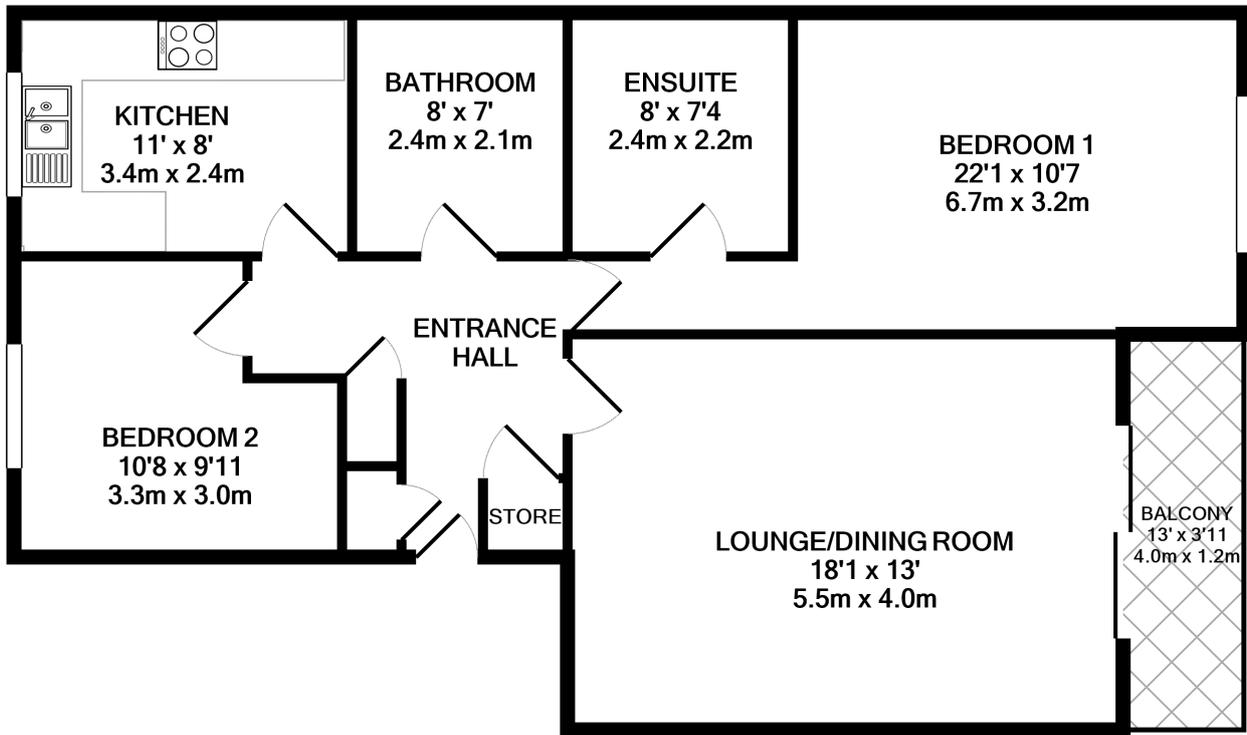
DESCRIPTION

The property is situated on the second floor which is accessed via a lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a store and airing cupboard and door to principal rooms.

The good size lounge is a particular feature of the apartment, enjoying south facing tree views through patio doors which lead out onto the balcony. There is also ample room for a dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two bright double bedrooms, both with room for free standing furniture and the added benefit of an en suite bathroom to the especially large master bedroom. 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 apartment in addition to permit visitor parking. There are immaculate communal grounds surrounding the development which are laid to lawn with mature tree, shrubs and plants.



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

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

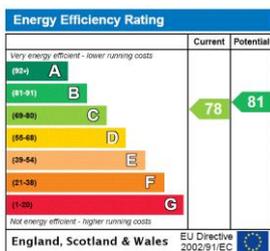
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Second floor
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Fitted kitchen
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