



## Lindsay Road, Poole, Dorset, BH13

£245,000 *Share of Freehold*

2  1  2 

The Oasis is a modern development on the popular tree lined Lindsay road. Benefiting from an indoor swimming pool complex, beautiful communal gardens, a Coy Carp pond and a bbq area for the residents use, this two bedroom ground floor flat is highly sought after and viewing is recommended.

### KEY FEATURES

- Ground floor
- Two double bedrooms
- Two bathrooms
- Fitted kitchen
- Lounge diner
- Large balcony
- Indoor swimming pool & gym



Westbourne

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## DESCRIPTION

Nestled within the highly sought-after Branksome Park, this spacious ground floor flat is a fantastic opportunity for those looking to make their mark in an enviable position. Offering two generous double bedrooms and two bathrooms, this property provides ample room for family living or visiting guests. The bright lounge and dining area flows out to a large private balcony, offering a wonderful space to relax or entertain.

The fitted kitchen provides a practical workspace, while the abundance of good storage ensures clutter is always kept at bay. Residents benefit from allocated parking and convenient access to an array of on-site amenities, including an impressive indoor swimming pool and gym—ideal for an active lifestyle whatever the weather.

While the property would benefit from updating, it presents a superb

canvas for personalisation and creating a contemporary home tailored to your tastes. The location simply cannot be beaten; enjoy level walks to the vibrant centre of Westbourne, renowned for its array of boutique shops, cafes, and restaurants. Excellent transport links and proximity to the glorious beach make everyday living both practical and enjoyable.

With so much to offer in a prestigious area, this is an exceptional opportunity for buyers seeking a property to transform and call their own.







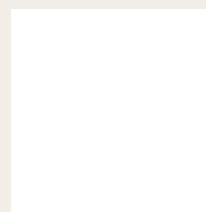
## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

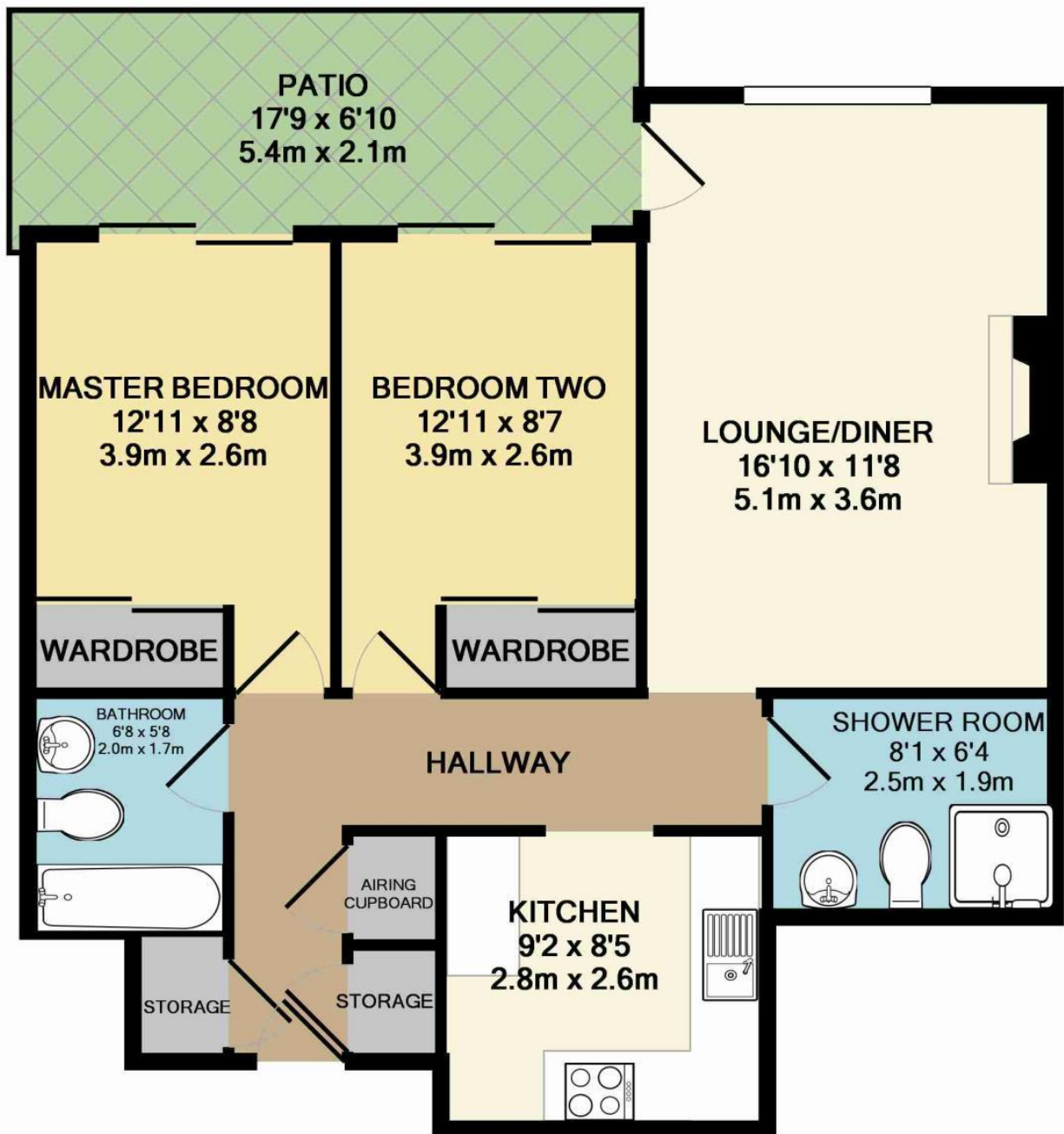
**Term:** 963 year and 0 months

**Service Charge:** £3120 per annum

**Council Tax Band:** D

**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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