



CEDAR GRANGE, LINDSAY ROAD, POOLE, BH13

£324,950 SHARE OF FREEHOLD

An incredibly spacious two bedroom seventh floor apartment set within well managed purpose built development on the popular tree lined Lindsay road. The shops, bars and restaurants of Westbourne are a short level walk away and you are close to all major travel connections. The apartment would benefit from some modernisation to realise its true potential.

Seventh floor | Two double bedrooms | Two bathrooms | Large lounge |
Kitchen breakfast room | Long south facing balcony | Good storage |
Garage

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.



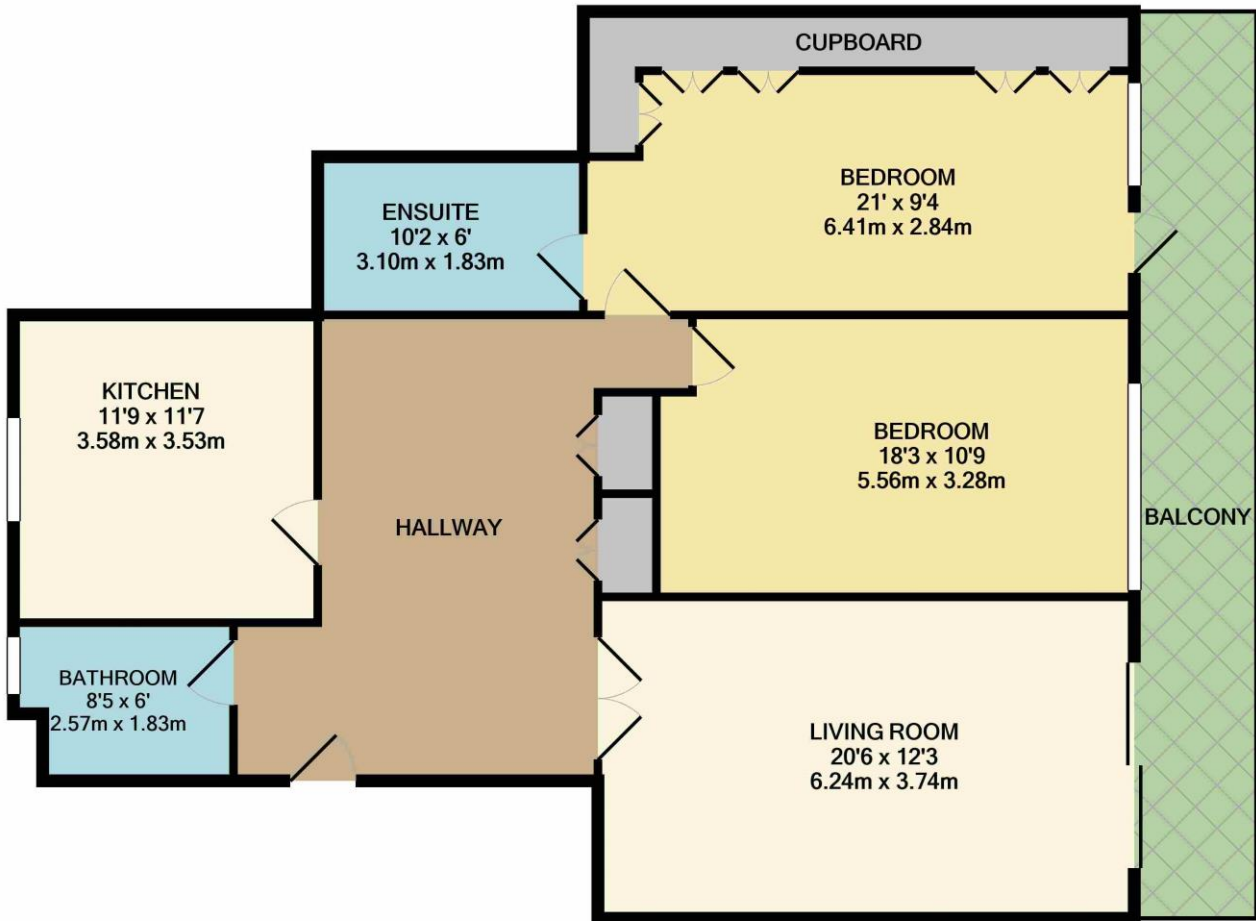
DESCRIPTION

The property is situated on the seventh floor which can be accessed by a lift or stairs through presented communal hallways. A private front door then leads into a large entrance hall which houses the airing cupboard, a storage cupboard and doors to principal rooms.

The living room is a very good size with ample room for dining table and access onto the long south facing balcony through sliding patio doors. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and there is room for a breakfast table.

There are two bright & spacious double bedrooms both enjoying a south aspect with the added benefit of fitted wardrobes, access onto the balcony and an ensuite bathroom to the master bedroom. The family bathroom comprises of a suite to include WC, wash hand basin and walk-in shower.

A garage is conveyed with the property.



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

TOTAL APPROX. FLOOR AREA 1170 SQFT (108.7 SQM)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are not guaranteed. Winkworth Limited and its agents accept no liability 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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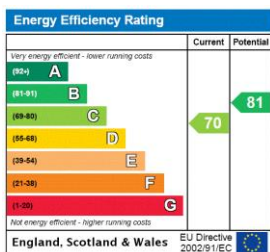
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Seventh floor
- Two double bedrooms
- Two bathrooms
- Large lounge
- Kitchen breakfast room
- Long south facing balcony
- Good storage
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