



WOODLANDS, LINDSAY ROAD, POOLE, DORSET, BH13

£215,000 LEASEHOLD

A bright south facing two bedroom apartment situated on the popular tree lined Lindsay road in Branksome Park. Set a level walk away from the shops, bars and restaurants in Westbourne. Some updating is required to reach the property's true potential. Offered with vacant possession.

Second floor with lift | Two double bedrooms | Lounge diner | Fitted kitchen & bathroom | South facing balcony | Garage | Resident parking | Vacant possession

Westbourne | 01202 767633 |

Winkworth



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 postcode on www.checker.ofcom.org.uk



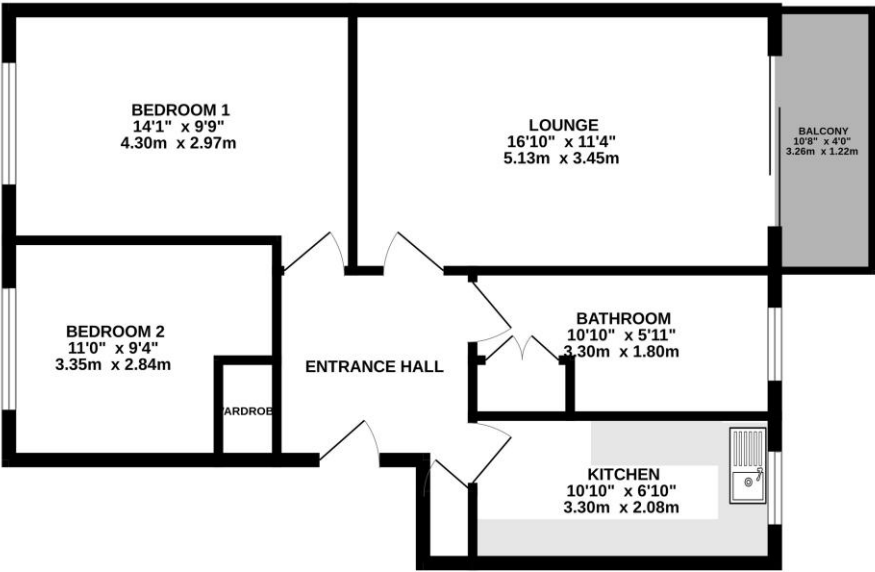
DESCRIPTION

A spacious second-floor flat with lift access is now available for sale in the sought-after Branksome Park area of Poole. This property features two double bedrooms, a lounge diner, a fitted kitchen and bathroom, and a south-facing balcony offering lovely views. For added convenience, there is a garage for secure parking as well as resident parking available.

Situated in a prime location, this flat offers easy access to a range of amenities. Take a leisurely stroll to Westbourne, known for its charming shops and eateries, or enjoy a short 0.5-mile walk to the beach for seaside relaxation. With good transport links nearby, commuting to various destinations is a breeze.

This property is offered with vacant possession.

642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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 for 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.
Made with Metropix ©2025

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: Leasehold 146 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2326 per annum

AT A GLANCE

- Second floor with lift
- Two double bedrooms
- Lounge diner
- Fitted kitchen & bathroom
- South facing balcony
- Garage
- Resident parking
- Vacant possession

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |