



**MELBURY, LINDSAY ROAD, POOLE, DORSET, BH13**

**£265,000 SHARE OF FREEHOLD**

A bright and spacious three bedroom apartment situated in an enviable position close to local amenities, good transport links and the beach.

Second floor | Three bedrooms | Large lounge diner | Modern kitchen |  
Sunny balcony | Garage | Beautiful communal gardens

**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.





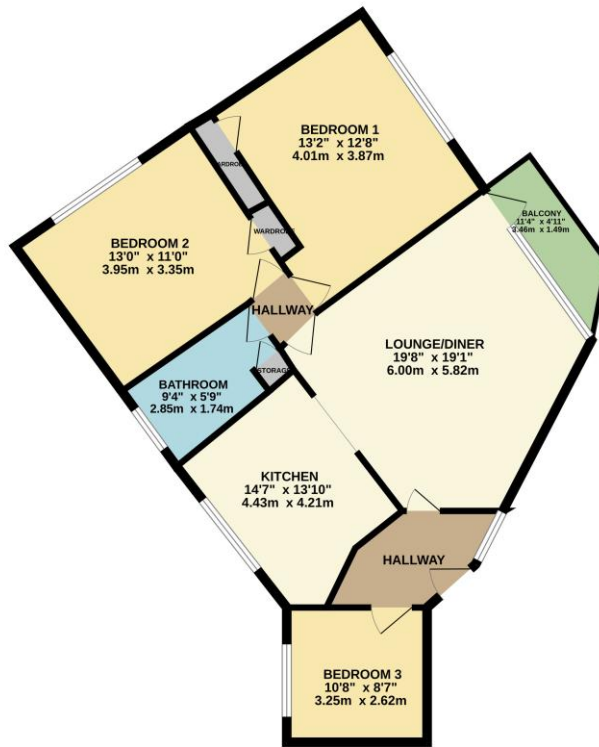
## DESCRIPTION

Located in the desirable area of Branksome Park, this spacious second floor flat offers three double bedrooms, perfect for a growing family or those in need of extra space. The property features a large lounge diner, modern kitchen, and a sunny balcony overlooking beautiful communal gardens.

Conveniently situated just a short level walk away from the shops, bars, and restaurants in Westbourne, this property also boasts easy access to good transport links and the beach for those who enjoy coastal living. The garage provides parking outside space and additional storage.

In fair condition, this property presents a fantastic opportunity for those looking to make their mark on a home in a prime location

FIRST FLOOR  
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 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 parts 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 940 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2390 per annum

## AT A GLANCE

- Second floor
- Three bedrooms
- Large lounge diner
- Modern kitchen
- Sunny balcony
- Garage
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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