



## THE OASIS, 45 LINDSAY ROAD, POOLE, BH13

### £260,000 LEASEHOLD

This spacious two double bedroom first floor south facing apartment is situated in the prestigious and popular 'Oasis' development which is just a short level walk to Westbourne Village which offers an extensive range of shops, bars, restaurants and coffee shops. Also nearby are the award winning sandy beaches at Branksome Chine. The accommodation includes two double bedrooms, a large lounge diner, a kitchen with breakfast bar area and a bathroom and separate shower room. The Oasis also has the unusual feature of a leisure complex with an indoor swimming pool and beautiful communal grounds surrounding the development

Two double bedrooms | First floor | Large southerly aspect terrace | Spacious lounge diner | Kitchen with breakfast bar | Bathroom & separate shower room | Off-road parking | Communal indoor swimming pool and leisure complex | Short level walk to Westbourne Village

Westbourne | 01202 767633 |

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## 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 and indigenous pines and rhododendrons.

Westbourne village is a short level walk away from this development 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 accessed through the well maintained communal entrance hallways which have a secure telephone entry system and lead to the first floor landing via stairs of lift where the apartment can be found.

The lounge diner is a spacious southerly aspect room which has plenty of space to accommodate a dining table and chairs as well as a sofa suite as required. There are two sets of large double glazed sliding patio doors leading out onto the terrace which enjoy a pleasant aspect over the beautifully maintained wooded communal grounds beyond. The south facing terrace is unusually large, again being plenty large enough for a variety of outdoor furniture.

The kitchen is fitted with an extensive range of both floor and wall mounted cupboard and drawer units with contrasting work surface areas, a built in electric oven with an inset four ring induction hob over and a cooker hood above, space for a tall fridge freezer and space and plumbing for a dishwasher. The kitchen has a large opening into the lounge with a breakfast bar area dividing the two and a side aspect double glazed window.

The master bedroom is a superb size with a large double glazed rear aspect bay window and has an extensive range of built-in wardrobes providing excellent storage with mirror fronted sliding doors. The second bedroom is another double room, again with a range of fitted wardrobes and a rear aspect double glazed window.

The main bathroom has been recently refitted in a modern style and comprises a panel enclosed bath with a wall mounted rain shower over and a glazed folding shower screen, a pedestal wash hand basin, a low-level WC and a heated chrome ladder style towel rail. There is an additional shower room which includes an inset shower cubicle, a concealed cistern WC, a pedestal wash hand basin and also has plumbing for a washing machine.

Outside, there is an allocated parking space conveyed with the apartment. The Oasis is surrounded by fantastic communal grounds which include a residents BBQ area and a large pond stocked with Coy Carp. There is also the fantastic feature of an indoor swimming pool complex for the residents use which also includes changing rooms, sauna and small gym room. There is an abundance of visitor parking spaces on site as well as separate bike storage.



This Floor Plan is for guidance only and is NOT to SCALE  
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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:** E

**TENURE:** Leasehold – 970 years remaining

**LOCAL AUTHORITY:** Poole

**SERVICE CHARGE:** £1022 per 6 months

## AT A GLANCE

- Two double bedrooms
- First floor
- Large southerly aspect terrace
- Spacious lounge diner
- Kitchen with breakfast bar
- Bathroom & separate shower room
- Off-road parking
- Communal indoor swimming pool and leisure complex
- Short level walk to Westbourne Village

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 70                      | 72        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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