



PELHAM, 34 LINDSAY ROAD, POOLE, BH13

£235,000 SHARE OF FREEHOLD

A beautifully presented, fully refurbished two double bedroom apartment situated in enviable position just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being near to good travel connections and the beach. Offered with vacant possession.

Fully refurbished | First floor | Two double bedrooms | Large lounge diner
| South facing balcony | Newly fitted kitchen | Contemporary bathroom |
Good storage | Garage | Central location

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.



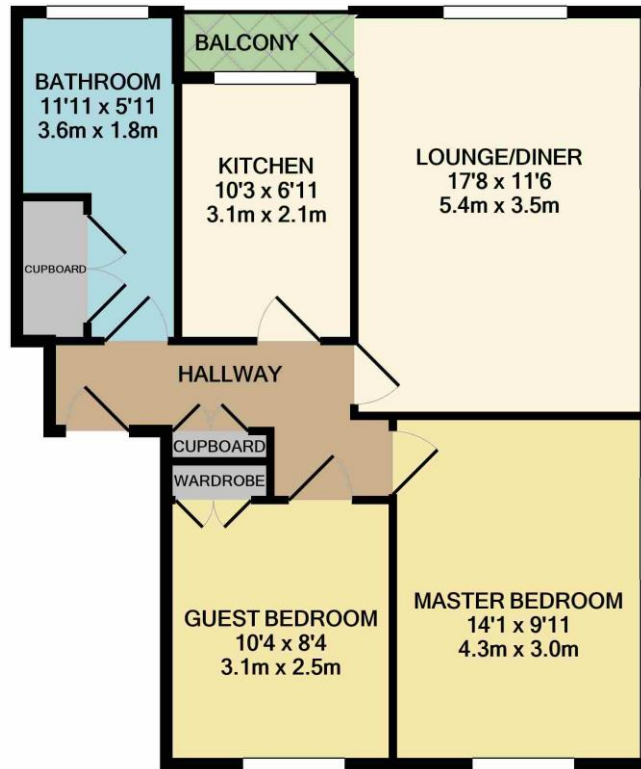
DESCRIPTION

The apartment is situated on the first floor which can be accessed via lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

There is a large dual aspect lounge which is ample room for dining table and access onto the south facing balcony via patio door. The newly fitted kitchen is fitted with a range of base and eye level work units with integrated appliances.

There are two generous double bedrooms both with room for freestanding furniture and the added benefit of dual aspect windows to the master bedroom. The bathroom is fitted with a contemporary suite comprising of a WC, wash hand basin, panelled bath and a walk in double shower. There is also a large storage cupboard in the bathroom.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 SQ.M.)

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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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

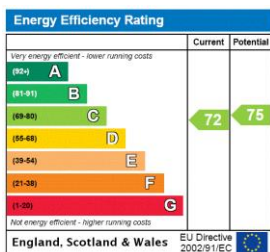
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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