



PENCRAIG, 40 LINDSAY ROAD, POOLE, BH13

£195,000 SHARE OF FREEHOLD

A well presented and very spacious one bedroom ground floor apartment which is situated in an enviable position just a short level walk from Westbourne. Offered with vacant possession and benefiting from a private balcony and a garage.

Ground floor | Large lounge diner | One spacious bedroom | Fitted kitchen
| Modern bathroom | Private balcony | Garage | Vacant possession

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.



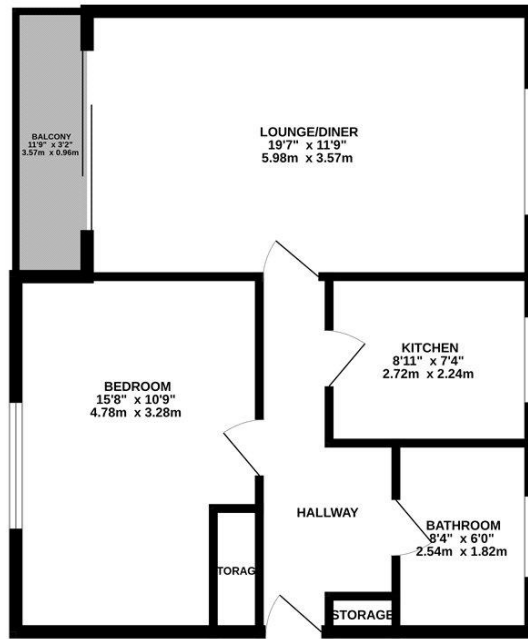
DESCRIPTION

A spacious and well presented ground floor flat set within a well managed and popular purpose development.

Boasting a large lounge diner, one spacious double bedroom, a fitted kitchen, and a modern bathroom, this property offers the perfect blend of style and functionality. Step outside onto your private balcony which is perfect for outside dining. Resident parking is available in addition to a garage which is conveyed with the property.

Situated just a short walk from the beach at Branksome Chine, residents can enjoy the tranquility of seaside living while still being within close proximity to shops, bars, restaurants, and excellent transport links in the vibrant area of Westbourne.

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.
While 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 misstatement. 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: B

TENURE: Share of Freehold 945 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2830 per annum

AT A GLANCE

- Ground floor
- Large lounge diner
- One spacious bedroom
- Fitted kitchen
- Modern bathroom
- Private balcony
- Garage
- Vacant possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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