



The Oasis 45 Lindsay Road
Branksome Park Poole BH13 6AP

An exceptionally bright & airy two bedroom two
bathroom top floor apartment in this prestigious
development with owners leisure complex.
£269,950

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this exceptionally bright and airy two bedroom, two bathroom top floor apartment in this sought after development. The property is situated in an ideal location just a short level walk from the local Tesco's supermarket & Westbourne village with its cafes, bars and restaurants alongside exclusive boutiques and the usual High street amenities including a Marks & Spencer's Food Hall. The blue flag beaches are easily accessed and Bournemouth town centre with its diverse range of shopping, leisure and entertainment facilities is just over mile away. There are excellent transport links with easy access by both road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne itself.

Carpeted communal hallways with LIFTS and stairs lead to the fifth (top) floor where the front door opens into the entrance hall with three storage cupboards and wood effect flooring which extends into the lounge and both bedrooms. The dual aspect lounge is a good size with a door out onto the west facing balcony. From the hall is the fully fitted kitchen with base and eye level cupboards with under lighting, a built cooker, space and plumbing for a washing machine and dishwasher with under counter space for a fridge. There are two double bedrooms both with built in wardrobes and sliding patio doors out onto the balcony plus a shower room & separate bathroom. A single garage with pitched roof for extra storage is conveyed with the property plus parking for visitors. The development has the benefit of beautiful Japanese style communal gardens with pond & water feature. The owner's leisure complex is superb and comprises the large indoor heated swimming pool, built in gym & sauna. There is also an outside BBQ area and secure bicycle storage. Other features include gas fired central heating with combi boiler, UPVC double glazed windows, video entry phone and security CCTV to the building.

Tenure: Leasehold – 999-year lease from 01/06/1990

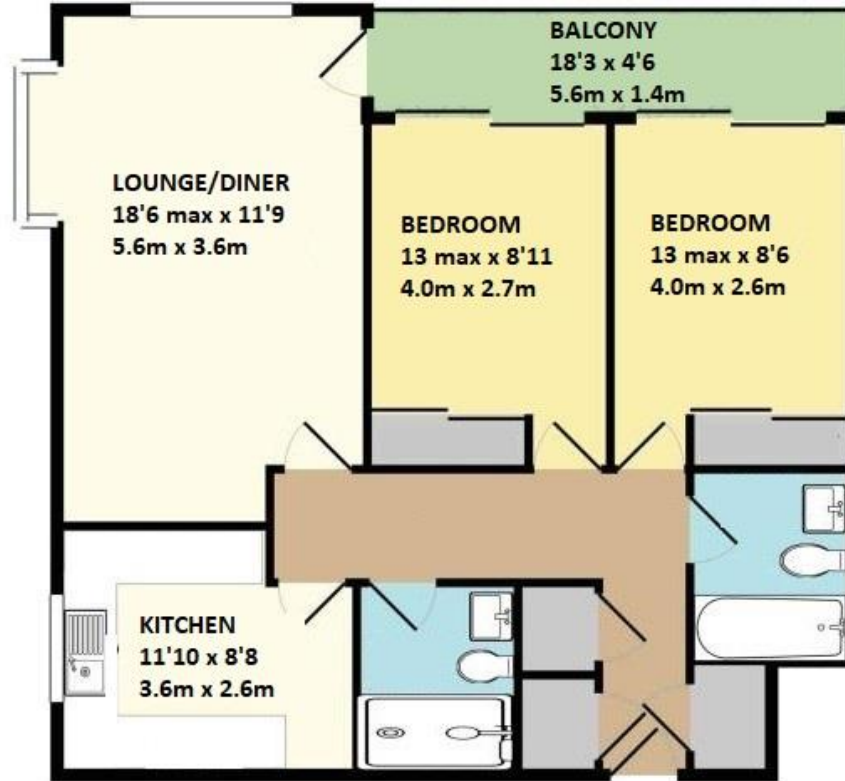
Ground Rent: £150.00 per annum

Maintenance: 1022.00 per half year plus £340.91 reserve fund.

Albury & Hall
47 Poole Road, Westbourne, Dorset BH4 9BA

Tel: 01202 751333
Email: sales@alburyandhall.co.uk
www.alburyandhall.co.uk





This floor plan is NOT to scale & is for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX – BAND E

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

ALBURY & HALL (WESTBOURNE) LIMITED registered office; 24 Station Road, Swanage, Dorset BH19 1AF. Registered in England & Wales Company No. 9890429



ALBURY
& HALL