



Pelham 34 Lindsay Road
Branksome Park Poole
BH13 6AY

A totally refurbished two bedroom first floor flat
situated in a great location close to Westbourne
Village.
£235,000

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Albury & Hall are delighted to be offering this refurbished two-bedroom first floor apartment just a short walk from Westbourne Village.

The property is located just a short level walk away from Westbourne Village with its array of bars, cafes and restaurants alongside a selection of exclusive boutiques and the usual High Street facilities including a Marks & Spencer Food Hall. There are superb public transport links continuously running through Westbourne along with National Express and easy links by both road and rail to Southampton and London. Bournemouth town centre is approximately a mile away and the beaches at Branksome Chine are also within easy reach.

Communal hallways with LIFT and stairs to the first floor where the front door opens into the entrance hall which has a ceramic tiled floor, storage cupboard, entry phone and inset LED lighting. The lounge/dining room has a large south facing double glazed picture window and LED inset lighting. A door leads out onto the **SOUTH FACING BALCONY** overlooking the communal gardens. The kitchen has been refitted with ceramic tiled floor LED inset lighting, base and wall mounted units and a grey granite work top. Appliances include a Bosch gas hob with extractor above and fan assisted oven under, full size dishwasher and Indesit fridge/freezer. A cupboard conceals the gas fired combination boiler. Both bedrooms are light and bright double rooms with inset LED lighting and a recessed wardrobe to bedroom two. The bathroom has also been completely refitted with a four piece suite comprising large shower cubicle with rainforest shower head, panel bath, button flush WC, wall hung basin with vanity unit beneath and LED back lit mirror above, heated towel rail, LED inset lighting and a cupboard with space and plumbing for washing machine. A single garage is conveyed with the property.

Viewing is a must to fully appreciate all this apartment has to offer.

The vendor has supplied the following information:

Tenure: Share in the freehold.

Maintenance: £483.00 per quarter.

Council Tax: BAND C.

Albury & Hall

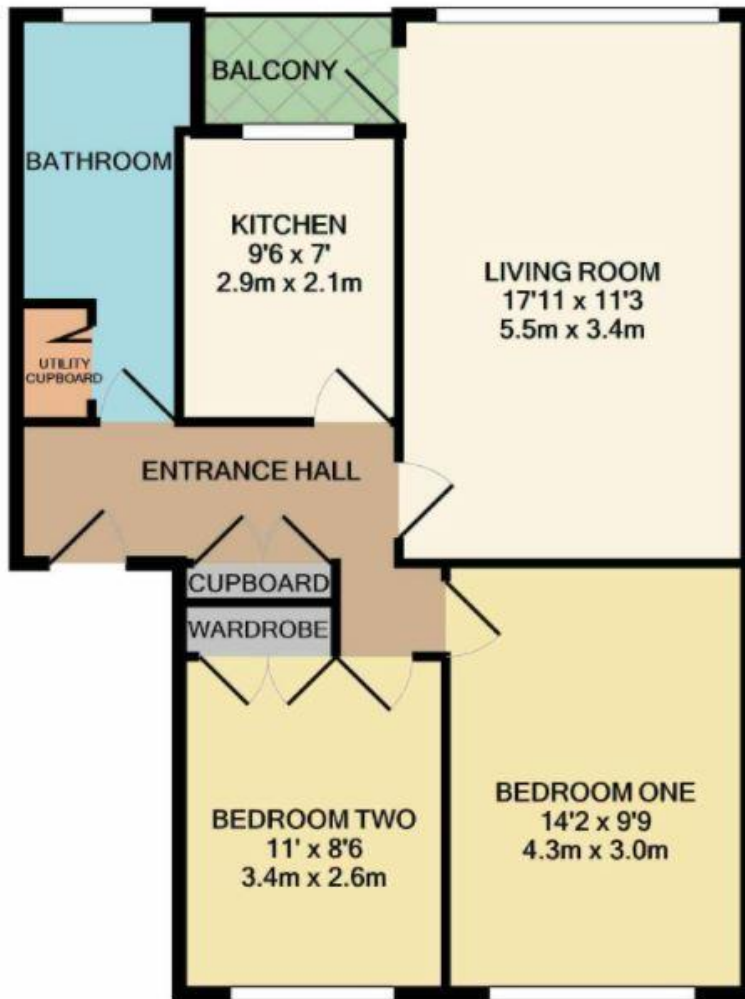
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TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.0 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(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	

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.

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