



## CEDAR GRANGE, LINDSAY ROAD, BRANKSOME PARK, POOLE, DORSET, BH13

### **£385,000 SHARE OF FREEHOLD**

An incredibly bright and spacious three double bedroom apartment situated in the popular Lindsay road which is a short level walk to the shops, bars and restaurants in Westbourne whilst also being near to good transport links. The property is in good order throughout, enjoys far reaching tree top views across Branksome Park and is offered with no forward chain.

Fourth Floor Apartment | Three Double Bedrooms | Close to the Beach | Large lounge diner | Good size fitted kitchen | Two bathrooms | Long balcony with views | Garage | Level Walk to Westbourne | Chain Free

Westbourne | 01202 767633 |

**Winkworth**





## 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 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.





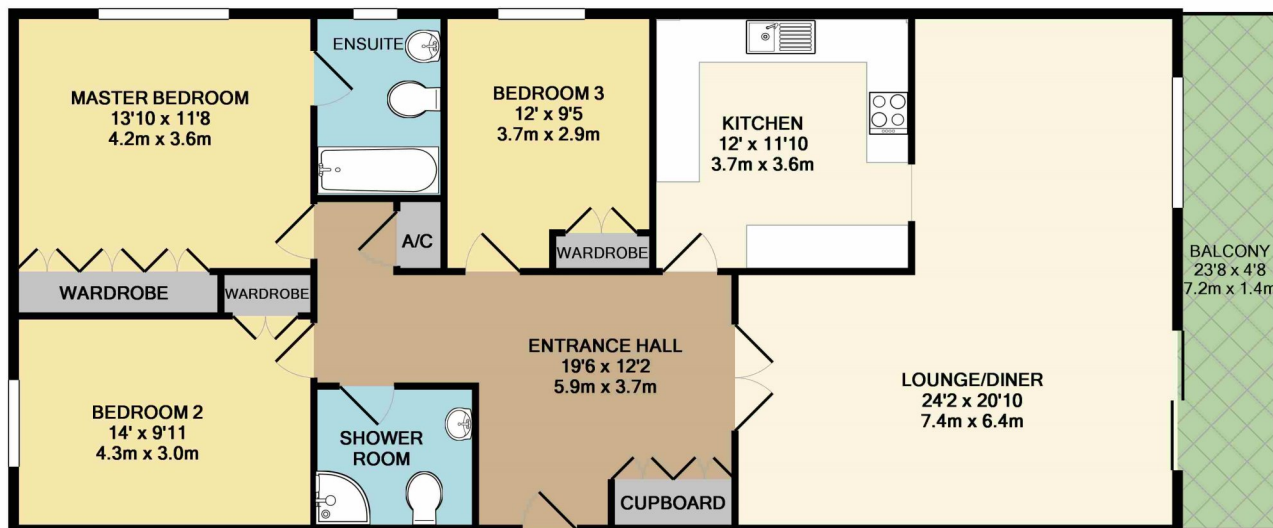
## DESCRIPTION

The property is situated on the fourth floor and is accessed via a lift or stairs through well-presented hallways. A private front door then leads into the generous size hallway which houses two store cupboards and doors to principal rooms.

The large L shaped lounge diner is a very good size with large south facing windows and sliding patio doors which lead onto the long balcony which enjoys tree views across Branksome Park. The kitchen is accessed via the lounge or entrance hallway and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and is once again complete with UPVC double glazed window allowing an abundance light.

There are three bright double bedrooms all with fitted wardrobes and large windows and the added benefit of an en suite bathroom to the master bedroom which is fitted to include bath, low level WC and wash hand basin. There is a family shower room accessed from the entrance hallway with suite comprising of a WC, wash hand basin and corner cubicle shower.

Outside a garage is conveyed with the apartment and visitor parking on a first come first served basis.



TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.4 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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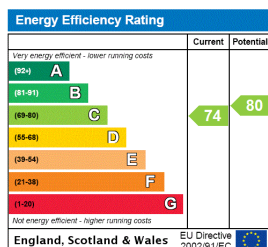
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Poole

**SERVICE CHARGE:** £1788.26 PA



## AT A GLANCE

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- Two bathrooms
- Long balcony with views
- Garage
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