



24 Holly Lodge Lindsay Road, Poole BH13 6BQ
£489,950 Share of Freehold





****STUNNING GEORGIAN-INSPIRED TOWN HOUSE**** An immaculately presented THREE BEDROOM, THREE BATHROOM town house arranged over three floors and only a SHORT WALK FROM WESTBOURNE VILLAGE.

- THREE BEDROOM TOWNHOUSE
- WELL PRESENTED THROUGHOUT
- WALKING DISTANCE TO WESTBOURNE
- OFF ROAD PARKING
- IMMACULATE COMMUNAL GARDENS
- VENDOR SUITED

Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

Holly Lodge presents a rare chance to experience Georgian-style living with all the comforts of a modern home. Inspired by the renowned Royal Crescent in Bath, this elegant 3-bedroom townhouse spans three floors, combining historical elegance with contemporary amenities.

The property can be accessed from the rear via a private driveway, which includes a patio area and garage entrance, or from the front through beautifully landscaped communal gardens. As you enter the ground floor, a spacious hallway greets you, leading to a versatile third bedroom or study, a utility room, and a bathroom. This level also provides convenient internal access to the integral garage.

The first floor features a bright, open-plan lounge and dining room, where natural light pours in through the Juliette balcony, which overlooks the impeccably maintained communal gardens and fountain. The adjacent kitchen/breakfast room is fully equipped and offers extra dining space.

On the second floor, the master bedroom is complete with built-in wardrobes and a stylish en-suite shower room. An additional generously sized bedroom offers comfort and space, complemented by a well-appointed family bathroom and a large airing cupboard on the landing.

Tenure

Share of Freehold, 999 years from 1st January, 1982

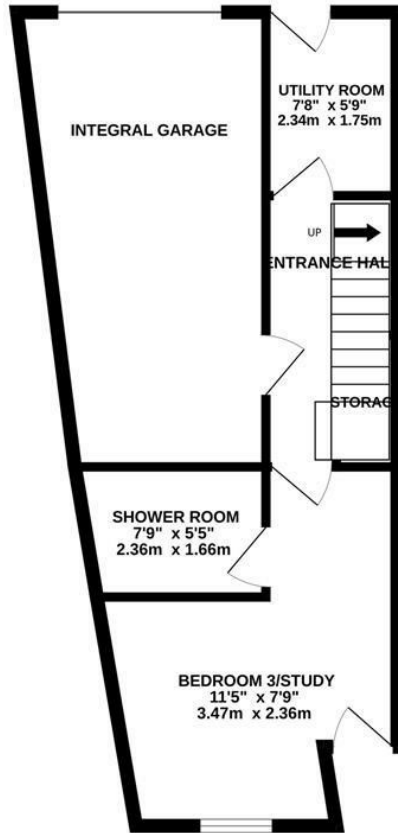
Maintenance - Approximately £1,250 per annum including buildings insurance, communal gardens maintenance and a sinking fund contribution.

EPC: C - valid to 2034

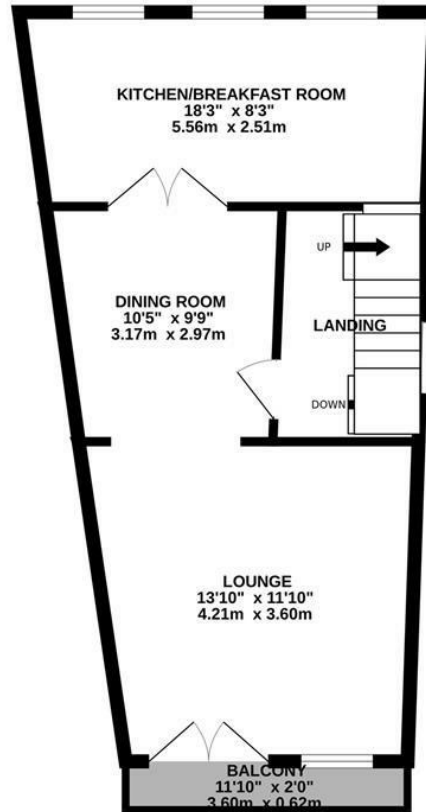




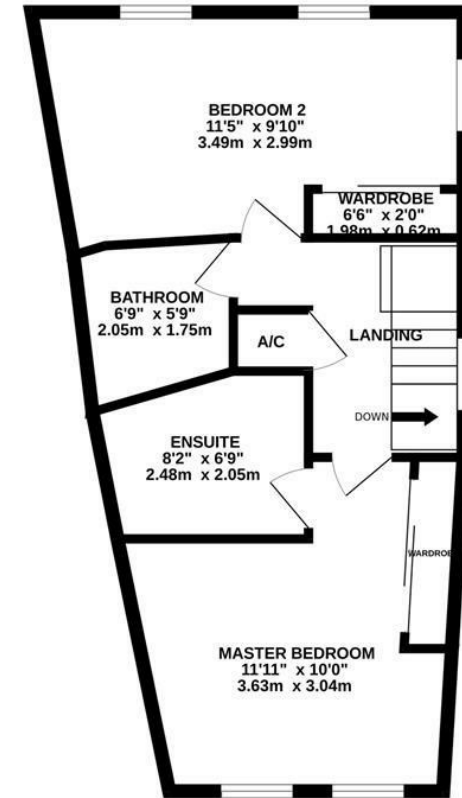
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

Whilst 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 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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Key Drummond

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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B		83	(81-91) B			
(89-91) C	(74-80) D	71		(69-80) C			
(85-88) D	(69-73) E			(59-68) D			
(81-84) E	(64-68) F			(54-58) E			
(77-80) F	(59-63) G			(49-53) F			
(73-76) G	(54-58) G			(44-48) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	