



5 Melbury 14 Lindsay Road, Poole BH13 6AT  
Asking Price £250,000 Leasehold





**\*\*VACANT POSSESSION\*\* A FIRST FLOOR APARTMENT** situated only a short distance from **PENN HILL VILLAGE** and **WESTBOURNE**. The property boasts **TWO DOUBLE BEDROOMS**, a **BALCONY** and a **GARAGE**

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE
- VACANT POSSESSION
- BALCONY
- CLOSE TO PENN HILL AND WESTBOURNE

### **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**

A spacious first floor apartment with a balcony in a sought-after Branksome Park position. As you enter the apartment you are greeted by a spacious hallway leading to the kitchen and lounge/diner. The main living area benefits from access to a south facing balcony with a beautiful outlook onto the communal gardens. Further accommodation comprises of two double bedrooms, both with fitted wardrobes, a bathroom and storage cupboards.

The property is further comprised of two double bedrooms, a kitchen, bathroom and storage. Outside there are well maintained communal gardens and several parking spaces for visitors. To the rear of the the grounds is the garage block, where the garage for the apartment is located.

### **Tenure**

Tenure: Leasehold  
 Service Charge : £2,346pa PAID until 2025  
 Lease Length: Remainder of a 999 year lease (933 years)



