# 5 Melbury 14 Lindsay Road, Poole BH13 6AT

## Asking Price £245,000 Leasehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

**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.

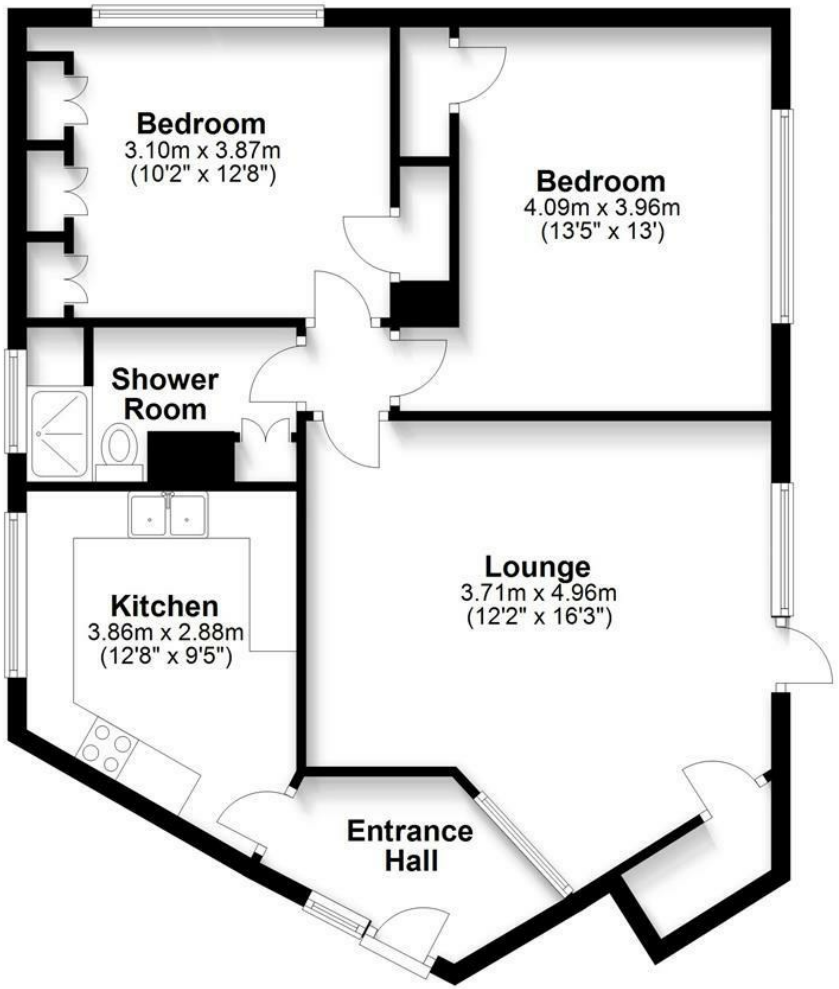
**Property Comprises**
A spacious first floor apartment with a balcony in a sought-after Branksome Park position. As you enter the apartment you are greeted by a spacious hallway leading to the kitchen and lounge/diner. The main living area benefits from access to a south facing balcony with a beautiful 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)

# First Floor

Approx. 71.6 sq. metres (771.2 sq. feet)




Total area: approx. 71.6 sq. metres (771.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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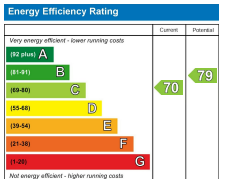
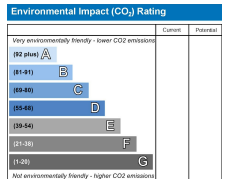
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

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.