

The Everglades, 8a Lindsay Road, BH13



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# What it's got.

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Nestled within beautifully landscaped private grounds in the highly sought-after Branksome Park area, The Everglades is an exclusive collection of just ten luxury two-bedroom apartments. Created to deliver an exceptional standard of modern living.

This immaculate two-bedroom, two-bathroom apartment offers stylish, contemporary living finished to a high standard throughout. The well-proportioned accommodation features a bright and spacious open-plan lounge and dining area, seamlessly extending onto a private balcony.

The modern fitted kitchen is equipped with a full range of integrated appliances, creating a sleek and functional space. Both bedrooms are generously sized, with the principal bedroom benefiting from a beautifully appointed en-suite bathroom, while a second modern bathroom serves guests and the additional bedroom. Surrounded by mature greenery, the apartment enjoys a tranquil, leafy setting with a calm outlook from every aspect.

Presented in excellent condition, this luxury property is not to be missed. Benefitting from allocated parking externally and rear communal gardens to enjoy.







## What the owner says.

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“A beautifully designed, modern flat set in a sought-after area surrounded by lush greenery. Finished to a high standard throughout, the property features elegant wooden flooring and a refined, contemporary feel. The peaceful setting and quality finishes create a warm, inviting home that is both stylish and tranquil.”



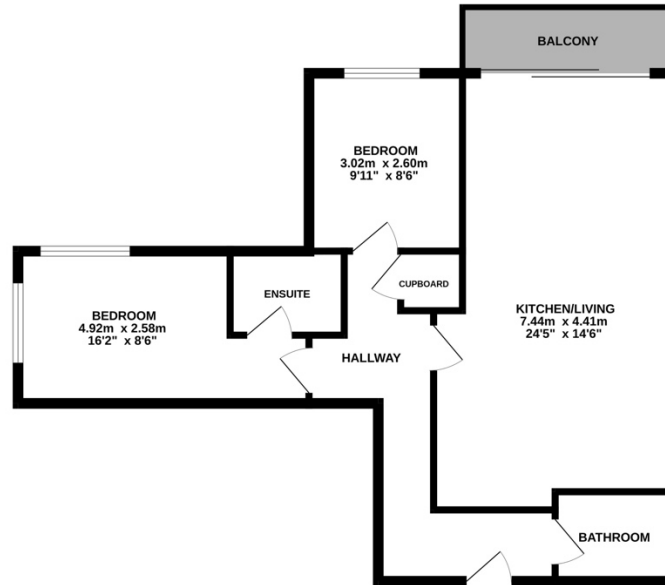
## Where it is.

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Situated on the prestigious Lindsay Road in the heart of Branksome Park, Flat 6 at The Everglades occupies a highly desirable residential setting known for its leafy surroundings and exclusive character. This sought-after location offers a peaceful environment while remaining conveniently close to the vibrant amenities of Westbourne and Poole. The beautiful sandy beaches of Branksome and Canford Cliffs are within easy reach, as are a variety of independent shops, cafés and restaurants. Excellent transport links provide straightforward access to Poole town centre, Bournemouth and is a 10 minute walk away from the train station for the main line to London. This location is ideal for both full-time living and second-home buyers. Combining privacy, convenience and a coastal lifestyle, this prime location represents one of Poole's most desirable places to live.



FIRST FLOOR  
64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA : 64.2 sq.m. (691 sq.ft.) 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 misstatement. 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.  
Made with Metaplan (2020)

## Technical bits.

- Approx 691 Sq. Ft in accommodation
- Immaculately presented first floor apartment with balcony and parking
- Prestigious Branksome Park location
- Maintained communal gardens
- Share of Freehold
- Energy rating - B
- Luxury apartments
- Quality finishes throughout
- Service Charge - £2290 PA
- Council tax band - D

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.