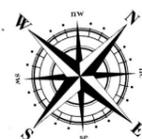


## Second Floor



Total area: approx. 42.0 sq. metres (451.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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LINKHOMES  
ESTATE AGENTS



**Flat 5 Wessex House, Gervis Place, Bournemouth, Dorset, BH1 2AL**  
**Guide Price £165,000**

**\*\* NO FORWARD CHAIN \*\* PRIME TOWN CENTRE LOCATION \*\* HOLIDAY LETS PERMITTED, SUBJECT TO FREEHOLDER'S PERMISSION \*\*** Link Homes Estate Agents are pleased to present for sale this two bedroom, second floor apartment situated in the heart of Bournemouth Town Centre. Being sold with no forward chain and benefitting from an array of fine features including two bedrooms with bedroom one offering a double fitted wardrobe with sliding doors, and open-plan kitchen/living room with integrated appliances and a three-piece bathroom suite.

Located in the heart of Bournemouth Town Centre and within walking distance of Bournemouth's award-winning blue flag beaches, Bournemouth Train Station, Gervis Place Bus Station, The BH2 Complex, The Pavilion Theatre and Bournemouth International Centre, Bournemouth Gardens, The Ivy, The Botanist, numerous independent coffee shops and many other useful amenities.



## Second Floor

### Entrance Hallway

Smooth set ceiling, ceiling lights, wooden door to the front aspect, radiator, entry phone system, thermostat, storage cupboard with the consumer unit enclosed, power points and carpeted flooring.

### Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling lights, smoke alarm, wooden framed sash style single glazed window to the rear, wall and base fitted units, integrated longline fridge/freezer, integrated washing machine, four ring induction hob with integrated oven and extractor fan, stainless steel sink with drainer, tiled splash back, power points, radiator, television point, part vinyl and part carpeted flooring.

### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, fitted double wardrobe with sliding doors and carpeted flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with waterfall shower and additional shower head, toilet, pedestal sink, wall mounted towel rail, part tiled walls, a cupboard with the boiler enclosed and vinyl flooring.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: Approximately 121 Years Remaining  
Ground Rent: Peppercorn  
Service Charge: £1,590 per annum  
Managing Agents: James & Sons  
Rentals are permitted.  
Holiday lets are permitted, subject to Freeholder's permission  
Pets are permitted, subject to freeholder's permission, which can be revoked at their discretion.  
EPC: D  
Council Tax Band: B

### Stamp Duty

First Time Buyer: £0  
Moving Home: £800  
Additional Property: £9,050