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**Flat 5 Green Acres, 20 Marlborough Road, Bournemouth, Dorset, BH4 8DQ**  
**Guide Price £270,000**

**\*\* GOLDEN GRID LOCATION \*\* SOUTH-FACING BALCONY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, first floor apartment located in the heart of BH4. Situated in the prestigious golden grid location, this apartment offers an array of standout features including two double bedrooms, a bright separate kitchen with room for a dining table, a large living room with direct access onto the South-Facing balcony, a three-piece bathroom suite, ample storage throughout and a single garage. This is a must-view to appreciate the location and accommodation on offer!

Green Acres is located on a quiet tree-lined road just moments from Westbourne, which has a wide range of attractions such as independent restaurants, bars and cafes, M&S, the Post Office, pubs, the much loved Westbourne Arcade and many other convenient attractions. The Westbourne Village and the West Cliff beaches are only half a mile apart and also within walking distance. The Wessex Way is just 0.5 miles away and gives direct access onto the M27 motorway, with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth Railway Station to London Waterloo.

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.





## First Floor

### Entrance Hall

Coved ceiling, ceiling light, built-in sliding double storage cupboard, storage cupboard housing the consumer unit, radiator, power points and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, double-glazed UPVC windows to the front and rear aspect, double-glazed UPVC French door to the rear aspect leading onto the South-Facing balcony, feature fireplace, radiator, power points and carpeted flooring.

### Kitchen

Coved ceiling, ceiling light, double-glazed UPVC window to the rear aspect, wall and base mounted units, boiler, tiled splashback, space for a free-standing gas hob and oven, power points, space for a washing machine, space for a longline fridge/freezer, space for a dishwasher, stainless steel sink with drainer and spray-hose tap, radiator and lino flooring.

### Bedroom One

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.

### Bedroom Two

Coved ceiling, ceiling light, double-glazed UPVC window to the front aspect, radiator, power points and carpeted flooring.



## Bathroom

Coved ceiling, ceiling light, double-glazed UPVC frosted window to the rear aspect, panelled bath with overhead shower, toilet, pedestal sink, partially-tiled, wall-mounted storage cupboard with mirrored frontage, stainless steel heated towel rail and lino flooring.

## Outside

### Gardens

Single garage with an up and over door, surrounding trees, tarmac driveway and laid to lawn area.

## Useful Information

### Agent's Notes

Tenure: Share of Freehold  
Lease Length: 999 years from 29th Sept 1965  
Ground Rent: £0  
Service Charge: Approximately £1,650 per annum including buildings insurance, gardening, cleaning, window cleaning, water, electric, insurance, health & safety, management fees, audit.  
Managing Agent: Foxes Property Management  
Rentals are permitted.  
Holiday lets are not.  
Pets are not permitted.  
EPC: C  
Council Tax Band: C - Approximately £1,909.11 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,000  
Additional Property: £9,100

