



Total Area: 47.6 m² ... 512 ft²

All measurements are approximate and for display purposes only



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LINKHOMES
ESTATE AGENTS



5, 2 The Sleepers, Northcote Road, Bournemouth, Dorset, BH1 4SG
Guide Price £165,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are pleased to present for sale this two bedroom ground floor apartment located in the heart of Bournemouth. Situated in a gated development of just 14, this apartment offers an array of standout features including two bedrooms, a three-piece bathroom suite, a cosy lounge with feature bay windows, a separate kitchen with space for under-counter appliances and an allocated parking space! This property is a must-view to fully appreciate the accommodation on offer!

Located in the heart of Bournemouth, there are an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities and attractions near by. Bournemouth Town Centre is within walking distance along with the award-winning sandy beaches that come with it. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. Bournemouth Railway Station is just 0.3 miles away with direct routes into 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.





Ground Floor

Living Room

Smooth set ceiling, ceiling light, UPVC double-glazed bay window to the front aspect, radiator, front door, Videx entry-phone system, storage cupboard housing the consumer unit, power points, television point, internet point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, wall and base mounted units, tiled splashback, four-point gas hob, integrated oven, overhead stainless steel extractor fan, stainless steel sink with drainer, space for an under-counter washing machine, space for an under-counter fridge/freezer, power points and lino flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with a glass shower screen and overhead shower, toilet, partially-tiled, heated towel rail, pedestal sink with tiled splashback and lino flooring.

Bedroom One

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

Bedroom Two

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

Hallway

Smooth set ceiling, ceiling light, smoke alarm, power points and carpeted flooring.



Outside

Parking

One allocated parking space.

Useful Information

Agent's Notes

Tenure: Leasehold

Lease Length: Approximately 107 years remaining.

Ground Rent: £200 per annum.

Service Charge: Approximately £1,222.78 per annum.

Managing Agents: Moreland Estate Management. We have been advised that pets are permitted subject to the freeholder's permission and on a no-nuisance basis.

EPC: C

Council Tax: B - Approximately £1,593.08 per annum.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £4,950