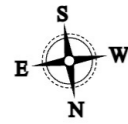




LINKHOMES
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Total Area: 60.9 m² ... 655 ft²
All measurements are approximate and for display purposes only



Flat 5, 6 Earle Road, Bournemouth, Dorset, BH4 8JS
Offers Over £260,000

**** ALUM CHINE LOCATION ** MOMENTS FROM THE BEACH **** Link Homes Estate Agents are pleased to present for sale this two bedroom, two bathroom first floor flat located in the prestigious Alum Chine location. Situated in a block of just 12 and built in 2003, this property offers an abundance of standout features including two double bedrooms with bedroom one offering a three-piece en-suite, a Westerly-facing living room with feature bay windows, a separate kitchen with built-in appliances, ample storage and an allocated parking space. This is a must-view to appreciate the accommodation and location on offer!

The Langdale is situated in the ever popular area of Alum Chine, just minutes away from Bournemouth's blue-flagged beaches. The property is situated one mile away from Westbourne which offers many fine local amenities and attractions such as the M&S Supermarket, The Post Office, a number of great local bars, cafes and restaurants. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth or Branksome Railway Stations 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 Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, Fermax phone entry-system, double-door storage cupboard with a rail and housing the consumer unit, single storage cupboard housing the combi-boiler, power points, telephone point, radiator, thermostat and laminate flooring.

Living Room

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC bay window to the side aspect, power points, television point, wall lights, radiator and laminate flooring.

Kitchen

Coved and smooth set ceiling, downlights, smoke alarm, double-glazed UPVC window to the rear aspect, wall and base mounted units, integrated dishwasher, integrated washing machine, space for a longline fridge/freezer, stainless steel one and half bowl sink with drainer, tiled splashback, four-point Bosch gas hob, overhead stainless steel Neff extractor fan, integrated Neff oven, power points, radiator and tiled flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, radiator, power points, television point and carpeted flooring.

En-Suite

Coved and smooth set ceiling, downlights, extractor fan, enclosed single shower, toilet, wall-mounted sink, stainless steel heated towel rail, wall-mounted mirror, overhead light with shaver point, partially-tiled and tiled flooring.



Bedroom Two

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

Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, tiled bath with overhead shower, pedestal sink, toilet, wall-mounted mirror with overhead light and shaver point, stainless steel heated towel rail, partially-tiled and tiled flooring.



Useful Information

Agent's Notes

Tenure: Leasehold
Lease Length: 125 years from June 2003
Ground Rent: £250 per annum
Service Charge: Approximately £1,669.23 per annum
Management Company: Centrick
Rentals are permitted
Holiday lets are not permitted
EPC: B
Council Tax Band: D - Approximately £2,048.24 per annum
Pets are permitted subject to freeholder's permission

Stamp Duty

First Time Buyer: £0
Moving Home: £500
Additional Property: £8,300

