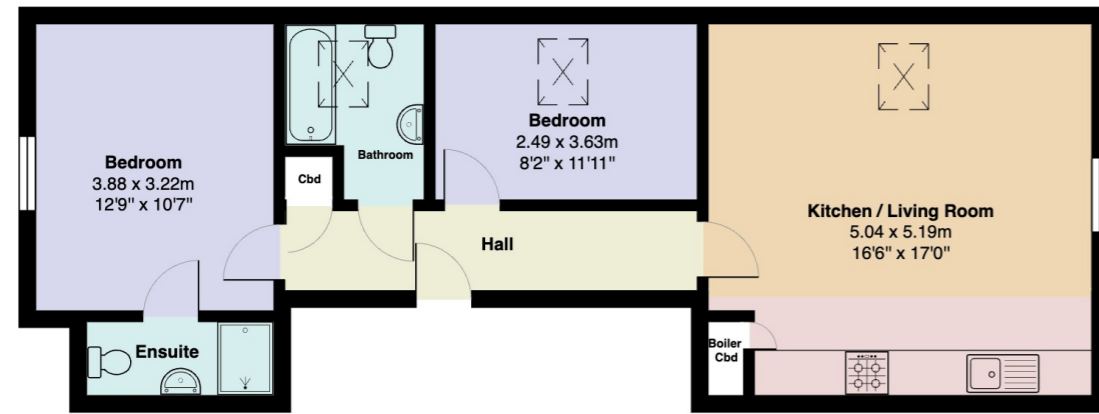


Link Homes

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Lower Parkstone  
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Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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**Flat 6, Deane Lodge, 213 Charminster Road, Bournemouth, Dorset, BH8 9QQ**  
**Guide Price £240,000**

**\*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom second floor apartment situated in the much-desired BH8 postcode. Constructed in 2019 and benefitting from an array of standout features including two double bedrooms with bedroom one offering a three-piece en-suite bathroom, a stylish open-plan kitchen/living room with integrated appliances, a three-piece main bathroom suite, ample storage throughout and off-road parking on a first come, first serve basis. This is a must-view to appreciate the accommodation on offer!

Situated in a purpose-built block of just six apartments, Deane Lodge is located in Charminster which offers an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities. Bournemouth Town Centre is easy to reach along with the award-winning sandy beaches that come with it. The Bournemouth Wessex Way is very near by and gives direct access to 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.





## Second Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, smoke alarm, entry phone system, thermostat, power points, storage cupboard with the consumer unit and shelving enclosed and carpeted flooring.

### Open-Plan Kitchen/Living Room

Smooth set ceiling, ceiling lights, LED spotlights, smoke alarm, UPVC double glazed Velux style window to the side aspect, UPVC double glazed window to the rear aspect, radiators, power points, internet point, television point, wall and base fitted units, under counter feature LED spotlights, four-point gas hob with integrated oven and stainless steel extractor fan above, integrated longline fridge/freezer, integrated washing machine, integrated dishwasher, stainless steel sink with drainer, power points, storage cupboard with the combination boiler enclosed and vinyl flooring.



### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, television point, radiator, an en-suite and carpeted flooring.

### En-Suite Shower Room

Smooth set ceiling, LED spotlights, extractor fan, enclosed double shower with glass shower screen, pedestal sink, toilet, stainless steel heated towel rail, wall mounted vanity unit with mirrored front, wall mounted light, shaver point and vinyl flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed Velux style window to the side aspect, power points, radiator and carpeted flooring.



### Bathroom

Smooth set ceiling, LED spotlights, extractor fan, UPVC double glazed Velux style window to the side aspect, panelled bath with overhead shower and glass shower screen, pedestal sink, toilet, stainless steel heated towel rail, part tiled walls and vinyl flooring.

## Outside

### Parking

Parking is on a first come first serve basis.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Ground rent: £200 per annum.  
Lease Length: Approximately 119 years remaining.  
Service Charge: £1,336 per annum.  
Service Charge includes, building insurance, garden maintenance, internal and external repairs, fire safety assessments and repairs, cleaning, electricity in the communal areas, management fee and accountancy.  
Managing Agent: Glide Property Management.  
Pets are permitted, subject to the freeholder's consent.  
Rentals are permitted  
Holiday lets are not permitted  
EPC Rating: B  
Council Tax Band: B - Approximately £1,670.87 per annum.

