



Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

Link Homes  
 67 Richmond Road  
 Lower Parkstone  
 BH14 0BU  
 sales@linkhomes.co.uk  
 www.linkhomes.co.uk  
 01202 612626



LINKHOMES  
 ESTATE AGENTS



**Flat 4, 11 Kingsbridge Road, Poole, Dorset, BH14 8TL**  
**Guide Price £275,000**

**\*\* CHARMING CHARACTER APARTMENT \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, second floor apartment situated in the sought-after BH14 postcode. Bursting with charm and benefitting from an array of standout features including two double bedrooms both offering built-in wardrobes, an open-plan country-style kitchen/living room with direct access onto the private balcony, a stylish four-piece bathroom suite, a large landing offering built-in storage and perfect use for an office space and off-road parking for three vehicles. This is the perfect first time buy!

Kingsbridge Road sits centrally between the popular areas of Penn Hill and Ashley Cross which offer a variety of bars, restaurants, hairdressers, barbers, cafes and many other convenient attractions all within walking distance. Bournemouth's award-winning sandy beaches as well as Bournemouth and Poole Town Centres are only a short drive away. The property sits in the catchment for Courthill and Baden Powell schools which are highly in demand in the area. The Parkstone Train Station is just 0.4 miles away and connects to the mainline which takes you directly to London Waterloo. Locations don't get much better.

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 ceiling, ceiling light, smoke alarm, front door and carpeted stairs to the second floor.

### Second Floor

#### Landing

Smooth set ceiling, ceiling light, smoke alarm, loft access, double glazed wooden Velux style window to the side aspect, radiator, power points with USB charging, built-in storage with the consumer unit enclosed, 'Honeywell' thermostat, wooden balustrade and carpeted flooring.

#### Kitchen

Smooth set ceiling, ceiling light, double glazed wooden Velux style window to the rear aspect, base fitted units, five point gas hob and under oven with overhead stainless steel extractor fan and stainless steel splash back, butler sink, wooden worktops, tiled splash back, space for a washing machine, integrated low level fridge, feature beams, power points with USB charging, integrated low level freezer, under floor heating, thermostat and original feature floorboards.

#### Living Room

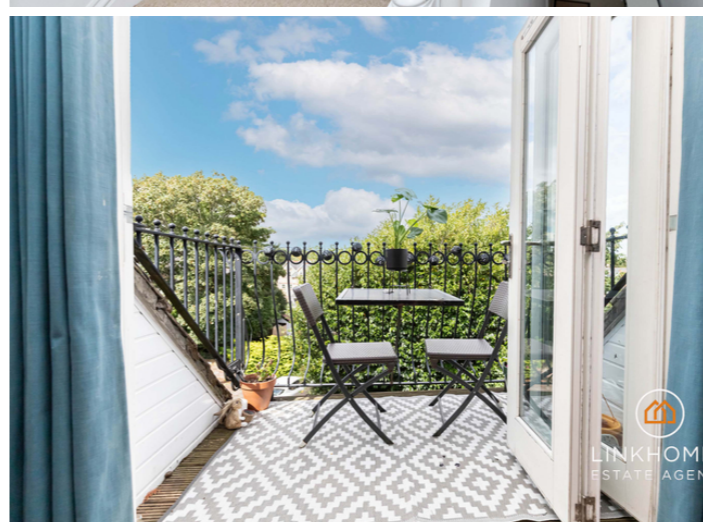
Smooth set ceiling, ceiling light, double glazed wooden bi-fold doors to the rear aspect opening onto the private balcony, power points, underfloor heating, television point and original feature floorboards.

#### Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, two radiators, two bespoke fitted drawers, triple built-in wardrobes, power points with USB charging and carpeted flooring.

#### Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, bespoke fitted wardrobes, power points with USB charging and carpeted flooring.



## Bathroom

Smooth set ceiling, ceiling light, double glazed wooden Velux style window to the side aspect, free standing bath with shower head, enclosed waterfall shower with extra shower head, feature sink, wall mounted vanity unit with mirrored front, toilet, feature tiled panelling, reses shelving, radiator, storage cupboard, towel rail and original floorboard flooring.

## Outside

### Balcony

Metal balustrades and decking flooring.

### Parking

Three allocated parking spaces and one visitor space.

## Agents Notes

### Useful Information

Tenure: Share of Freehold  
Lease Length: 189 years from the 25th March 1987 (approximately 152 years remaining).  
Ground Rent: £0  
Service Charge: £1,780 per annum, £445 payable per quarter.  
Management Company: Kingsbridge Management Company  
Service Charges include: Electricity in communal areas, fire safety checks, insurance, building insurance any mandatory/regulatory works and maintenance of communal spaces.  
Pets are permitted on a non-nuisance basis.  
Rentals are permitted.  
Potential Rental Income: £1250pcm.  
Holiday lets are not permitted.  
EPC Rating: D  
Council Tax Band: C - Approximately £1,909.11 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,250  
Additional Property: £9,500