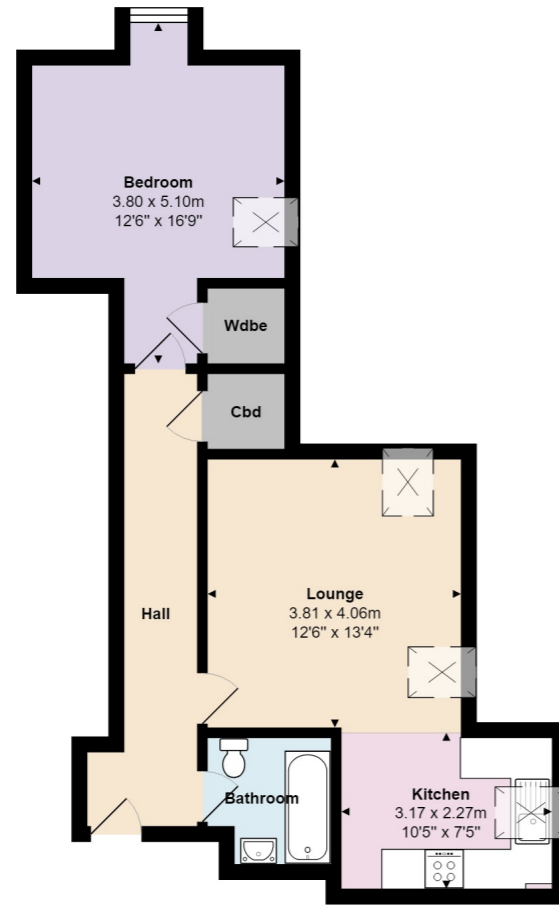


Link Homes  
67 Richmond Road  
Lower Parkstone  
BH14 0BU  
sales@linkhomes.co.uk  
www.linkhomes.co.uk  
01202 612626



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Total Area: 53.7 m<sup>2</sup> ... 577 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



LINKHOMES  
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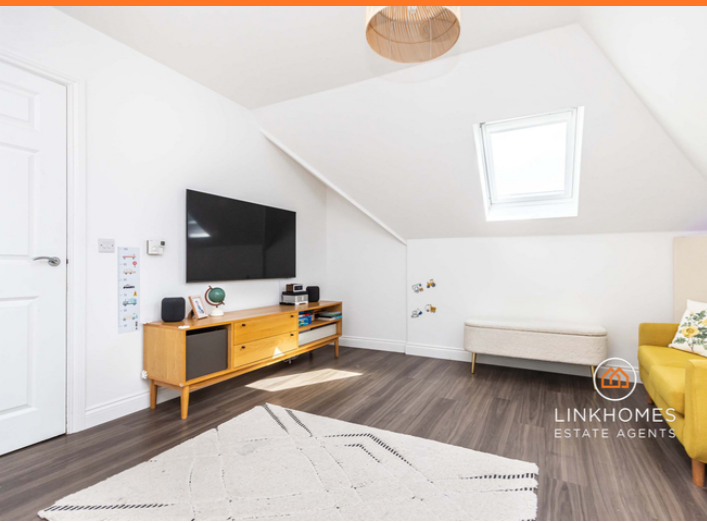
14, Isabel Court, 7 Cambridge Road, Dorset, BOURNEMOUTH, BH2 6AE  
Guide Price £170,000

**\*\* PERFECT FIRST TIME BUY \*\* TOWN CENTRE LOCATION \*\* OVER 570 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are pleased to offer for sale this immaculately presented one bedroom, second floor apartment situated in the heart of Bournemouth Town Centre. Benefitting of an array of fine features including a generous double bedroom with a fitted wardrobe, a stylish open-plan kitchen/living room flooded with natural light, Karndean flooring throughout, finished in premium Farrow & Ball colours, integrated Sonos ceiling speakers in the living room/kitchen/bedroom & bathroom, a three-piece bathroom suite, ample storage throughout, a long lease and a well-kept communal garden. This is the perfect first time buy and a must view to appreciate the accommodation on offer!

Isabel Court is a purpose-built block of just 14 apartments and constructed in 2012 and positioned close to Bournemouth Town Centre and just a short walk away from Westbourne Village, both of which offer an array of independent bars, restaurants and cafes. The BH2 Complex is 0.8 miles away offering popular eateries, activities and the Odeon cinema. Bournemouth's seven miles of award-winning blue-flag beaches is also just a short walk away. Public transport is very accessible, with bus stops located just moments away and Bournemouth Train Station just 1.7 miles away with direct links to London Waterloo in roughly two hours. A truly great location!

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, wooden front door to the front aspect, entry phone system, radiator, power points, cupboard with the boiler and consumer unit enclosed and Karndean flooring.



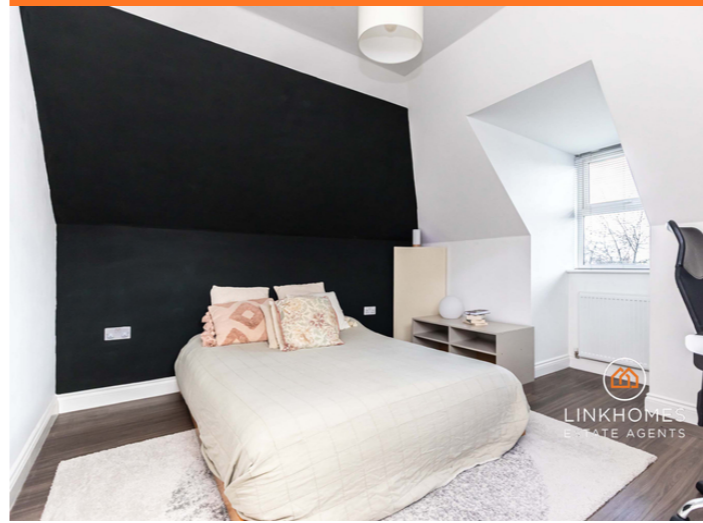
### Open Plan Kitchen/Living Room

Smooth set ceiling, ceiling light, Sonos ceiling speakers, smoke alarm, UPVC double glazed Velux windows to the side aspect, UPVC double glazed Velux to the rear aspect, wall and base fitted units, four point gas hob with integrated oven and extractor fan, integrated washing machine, space for a longline fridge/freezer, one and a half bowl stainless steel sink with drainer, tiled splash back, power points, radiator, thermostat, television point and Karndean flooring.



### Bedroom One

Smooth set ceiling, ceiling light, Sonos ceiling speaker, UPVC double glazed window to the rear aspect, UPVC double glazed Velux window to the side aspect, radiator, power points, built-in wardrobe and Karndean flooring.



## Bathroom

Smooth set ceiling, ceiling light, extractor fan, speaker, panelled bath with additional shower head, pedestal sink, toilet, wall mounted vanity unit with mirrored front, stainless steel heated towel rail, part tiled walls and tiled flooring.

### Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 111 Years Remaining  
Ground Rent: £200 per annum, to double to £400 in 2037.  
Service Charge: £1,617.00 per annum including buildings insurance, window cleaning, grounds maintenance, communal electric and a sinking fund contribution.  
Managing Agents: Glide Property Management  
Rentals are permitted  
Holiday lets are not permitted.  
Pets are not permitted.  
EPC: C  
Council Tax Band: B - Approximately £1,866.67 per annum.

### Stamp Duty

First Time Buyer: £0  
Moving Home: £900  
Additional Property: £9,400

