



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



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Flat 8, 2 Bourne Hall, Bourne Close, Bournemouth, Dorset, BH2 6BW

Guide Price £240,000

**** A CHARMING GRADE TWO LISTED BUILDING **** Link homes Estate Agents are delighted to offer this stunning two-bedroom apartment situated in the desirable location of Westbourne, Bournemouth. The property offers an array of standout features, few of which include a spacious lounge diner, a separate kitchen, beautiful sash windows throughout, a modern shower room, a generously sized main bedroom with built in wardrobes, an allocated parking space with several visitor spaces and a communal garden for the use of all owners. A perfect first time buy or investment in a truly great location, an internal viewing is an absolute must.

Bourne Hall is a Victorian building that previously used to be a hotel and has now been converted into eight charming apartments. The property is located in between Bournemouth Town centre and Westbourne high street which are both spoilt for a wide range of shops and other local convenient amenities. Only a stone's throw away, you will find the award-winning Bournemouth blue-flag beaches. It's useful to note that Poole and Bournemouth town centres are easily accessible via multiple transport routes nearby, the closest railway station is Branksome railway station and is approximately just 1.7 miles away which has direct routes to London Waterloo. The Bournemouth Wessex way is nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute.



Top Floor

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, loft hatch, front door to the rear aspect opening onto the communal hallway area, carpeted flooring, electric heater, airing cupboard with the hot water tank enclosed and power points.

Lounge/Diner

Coved and smooth set ceiling, ceiling light, dual aspect sash windows to the front and rear, carpeted flooring, electric heater, power points and a television point.

Kitchen

Coved and smooth set ceiling, ceiling lights, dual aspect sash windows to the side and rear aspect, laminate flooring, wall and base fitted units, space for a washing machine, space for a low level fridge, a breakfast bar, stainless steel single bowl sink with drainer, integrated low level freezer, integrated low level fridge, integrated electric oven, four point electric hob with extractor fan above, power points, part tiled walls and power points.

Bedroom One

Coved and smooth set ceiling, ceiling lights, sash windows to the front aspect overlooking the communal gardens, carpeted flooring, electric radiator, power points and two double door built-in wardrobes.

Bedroom Two

Coved and smooth set ceiling, ceiling lights, sash windows to the side aspect, carpeted flooring, electric radiator and power points.

Bathroom

Coved and smooth set ceiling, downlights, extractor fan, rainfall shower, tiled flooring, part tiled walls, wall mounted LED mirror, sink with under cupboard, a toilet and a heated towel rail.



Outside

Parking

Allocated parking space, four visitor spaces.

Communal Garden

Mainly laid to lawn with surrounding walls, fences, shrubbery and flower bed areas.

Agents Notes

Useful Information

Tenure: Share of Freehold

EPC Rating: E

Council Tax Band: B - Approximately £1,753.85 per annum.

Lease Length: 999 Years from 1984.

Holiday Lets are not Permitted.

Long terms rentals permitted.

Management Company: Foxes Property Management

Service Charges: Approximately £1,812.25 per annum. This includes: Communal Cleaning, Gardening, Electric, Fire Safety, Repairs, Health and Safety, Reserve, Secretarial Fee, Confirmation Statement, Accountant, Building Insurance and Management fee.

No Ground Rent

Pets are Permitted.

Stamp Duty

First Time Buyer: £0

Moving Home: £2,300

Additional Property: £14,300