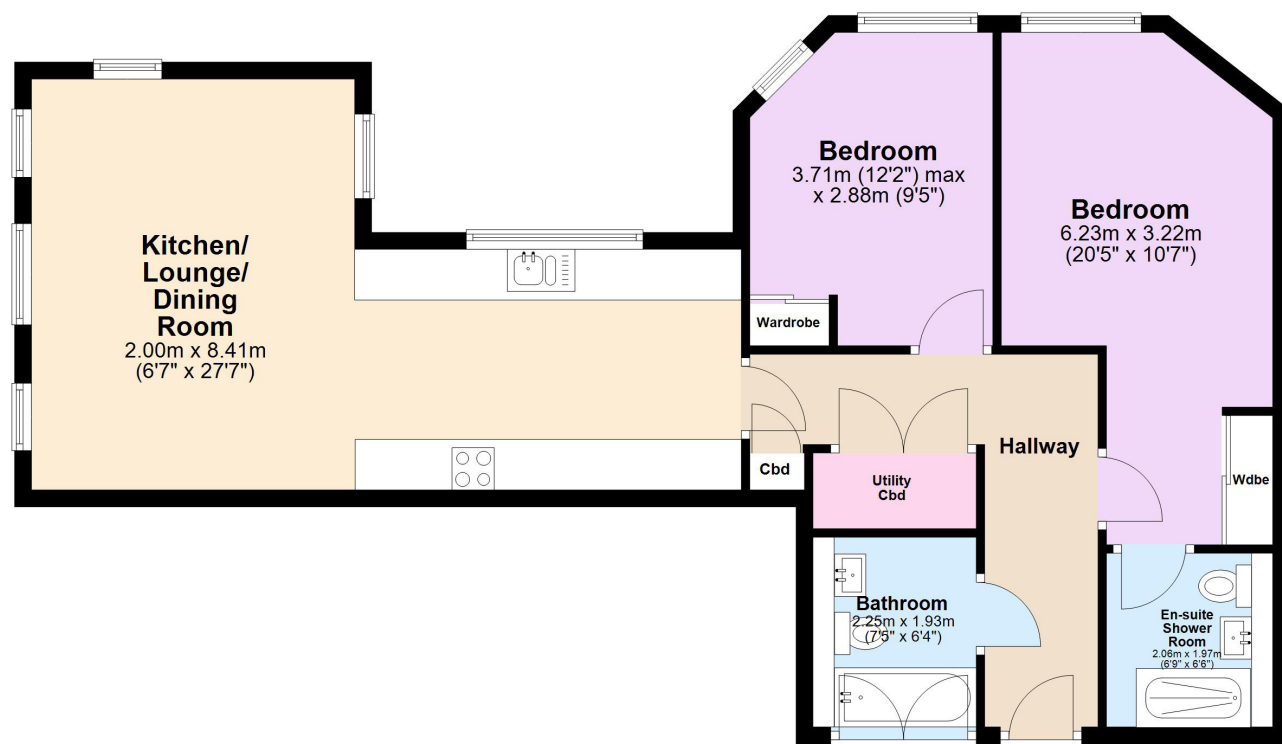


Ground Floor



Total area: approx. 75.2 sq. metres (809.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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.

Plan produced using PlanUp.

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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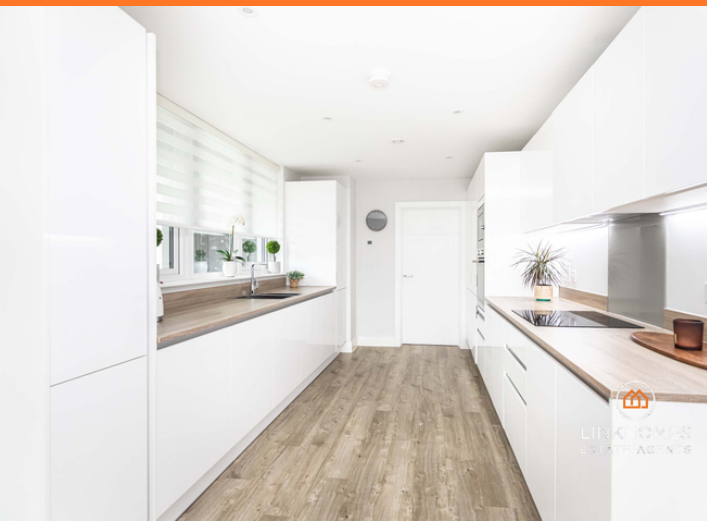
LINKHOMES
ESTATE AGENTS



Flat 6 Heather Court, West Cliff Road, Bournemouth, Dorset, BH2 5EP Guide Price £375,000

**** GUIDE PRICE £350,000 - £375,000 ** NO FORWARD CHAIN ** SHARE OF FREEHOLD ** SOUTH-WESTERLY FACING PRIVATE TERRACE **** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom ground floor apartment situated on the West Cliff. Being sold with no forward chain and benefitting from an array of fine features including two double bedrooms both offering fitted wardrobes and bedroom one offering a three-piece en-suite, a stylish open-plan kitchen/living room with integrated appliances and direct access onto the South-Westerly facing private terrace, a three-piece bathroom suite, ample storage throughout and an underground allocated parking space. This is a must-view to appreciate the specification and fine features on offer.

Constructed in 2022, Heather Court is a desirable block of apartments positioned on the West Cliff, Bournemouth. Just a short walk into Bournemouth Town Centre which offers an array of shops, bars and restaurants including The Ivy, The Botanist, The Cosy Club as well as Bournemouth Gardens, Bournemouth Pavilion Theatre and Bournemouth's award-winning blue-flag beaches which is just a few minutes walk away. Bournemouth Train Station is situated just 1.6 miles away with direct links to London Waterloo is approximately two hours. A truly great location!



Ground floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, double fitted storage cupboard housing the water tank, space for a washing machine, consumer unit and underfloor heating controls, fitted mirrors, underfloor heating, thermostat, additional storage cupboard with rails enclosed, entry-phone system, power points, airflow system and Karndean flooring.

Open Plan Kitchen/Living Room

Smooth set ceiling, downlights, ceiling lights, smoke alarm, UPVC double glazed windows to the front and side aspects with fitted electric blinds, UPVC double glazed single door to the rear aspect opening onto the private patio, wall and base fitted units, integrated longline fridge/freezer, 'Hotpoint' integrated oven, 'Hotpoint' integrated microwave, four point induction hob with glass splash back and extractor fan, integrated dishwasher, undercounter lighting, power points with USB charging, underfloor heating, thermostat, television point, airflow system and Karndean flooring.



Bedroom One

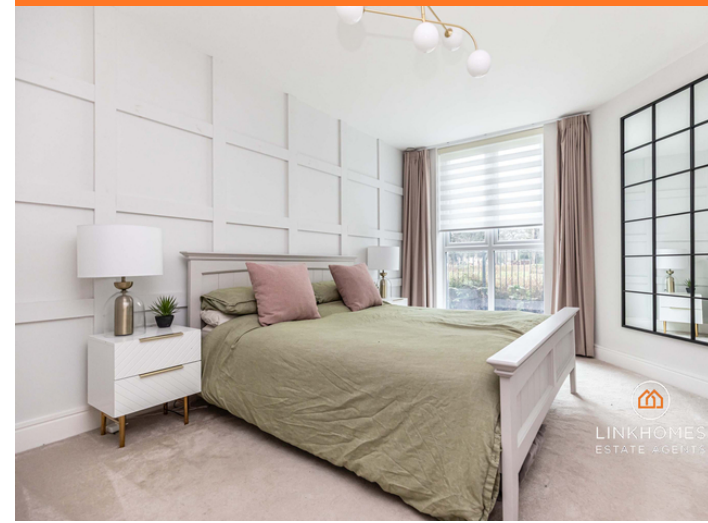
Smooth set ceiling, ceiling light, UPVC double glazed floor to ceiling window to the side aspect and fitted electric blinds, feature panelling, underfloor heating, power points, airflow system, double fitted wardrobes, en-suite, thermostat, television point and carpeted flooring.

En-Suite Shower Room

Smooth set ceiling, downlights, extractor fan, double enclosed shower, sink, toilet, wall mounted mirror, shaving point, stainless steel heated towel rail, part tiled walls and tiled flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed floor to ceiling window to the side aspect and fitted electric blinds, fitted wardrobe, thermostat, underfloor heating, airflow system, power points, television point and Karndean flooring.



Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath with shower head, toilet, wall mounted sink with storage, wall mounted mirror, shaving point, stainless steel heated towel rail, part tiled wall and tiled flooring.

Outside

Terrace

South-Westerly facing, block paved and metal railings.

Parking

Underground parking, outside lighting and bike and bin storage.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: Approximately 150 years
Ground Rent: £0
Service Charge: Approximately £1,300 paid every six months.
Managing Agents: FirstPort Property Management, soon to be Evolve as of 1st April 2026.
Rentals are permitted
Holiday lets are not permitted
Pets are permitted
EPC: C
Council Tax Band: D - Approximately £2,254.94 per annum.
Lift access to all floors.

Stamp Duty

First Time Buyer: £2,500
Moving Home: £7,500
Additional Property: £25,000