



LINKHOMES
ESTATE AGENTS

Link Homes
Arena Business Park
Holyrood Close
Poole
Dorset
BH17 7FJ
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



Total area: approx. 57.2 sq. metres (615.2 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 or 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.



LINKHOMES
ESTATE AGENTS

Flat 8 Beechwood House, Beechey Road, Bournemouth, Dorset, BH8 8LJ
Guide Price £225,000

**** STUNNING CHARACTER STYLE CONVERTED APARTMENT ** REMAINDER OF A TEN-YEAR BUILDERS WARRANTY **** 'Beechwood House' is the latest project from the award-winning developers 'The Clark Group'. Apartment eight is situated on the second floor and offers a variety of fine features, few of which include an open plan kitchen/lounge with a feature exposed-brick wall, two double bedrooms with Velux windows, a video phone entry system, an airing cupboard, a stylish modern bathroom and over 600 square feet of living accommodation.

Beechey Road is a picturesque treeline road located in the Charminster, Bournemouth area. There is an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities and attractions. Bournemouth Town Centre is easy to reach along with the award-winning sandy beaches that come with it. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-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, downlights, front door to the side aspect opening onto the communal hallway, laminate flooring, an electric 'Rointe' heater, video phone entry system, power points and an airing cupboard with the hot water tank enclosed.

Living Area

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect overlooking the car park, laminate flooring, electric 'Rointe' heater, power points, television point, a double-glazed Velux window and an enclosed consumer unit and meter.

Kitchen

Smooth set ceiling, ceiling light, UPVC double glazed windows to the side aspect, laminate flooring, wall and base soft closing fitted units with under lighting on the wall units, one and a half bowl stainless steel sink with drainer, Quartz worktops, electric oven, four-point ceramic electric hob with an extractor fan above, integrated washer/dryer, integrated longline fridge/freezer, integrated slimline dishwasher and a smoke alarm.

Bedroom One

Smooth set ceiling, downlights, double glazed Velux window, carpeted flooring, electric 'Rointe' heater, television point and power points.

Bedroom Two

Smooth set ceiling, downlights, window to the side aspect, a double-glazed Velux window to the rear aspect, carpeted flooring, electric 'Rointe' heater, power points and telephone point.



Bathroom

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, wall mounted sink with soft closing cupboard, stainless steel towel rail, wall mounted LED mirror, panelled bath with a rainfall shower head above and a wall mounted toilet.

Outside

Parking

On a first come first serve basis.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 years.
Service Charges: £1,104.60 per annum.
Buildings Insurance: Included in the service charges.
Management Company: House & Sons.
EPC Rating: D
Council Tax Band: C - Approximately £1,909.11 per annum.
Pets: On a non nuisance basis.
The building has been fully signed off and benefits from a remainder of a ten year warranty in place. Each apartment also comes with its own secure storage unit.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £6,750

