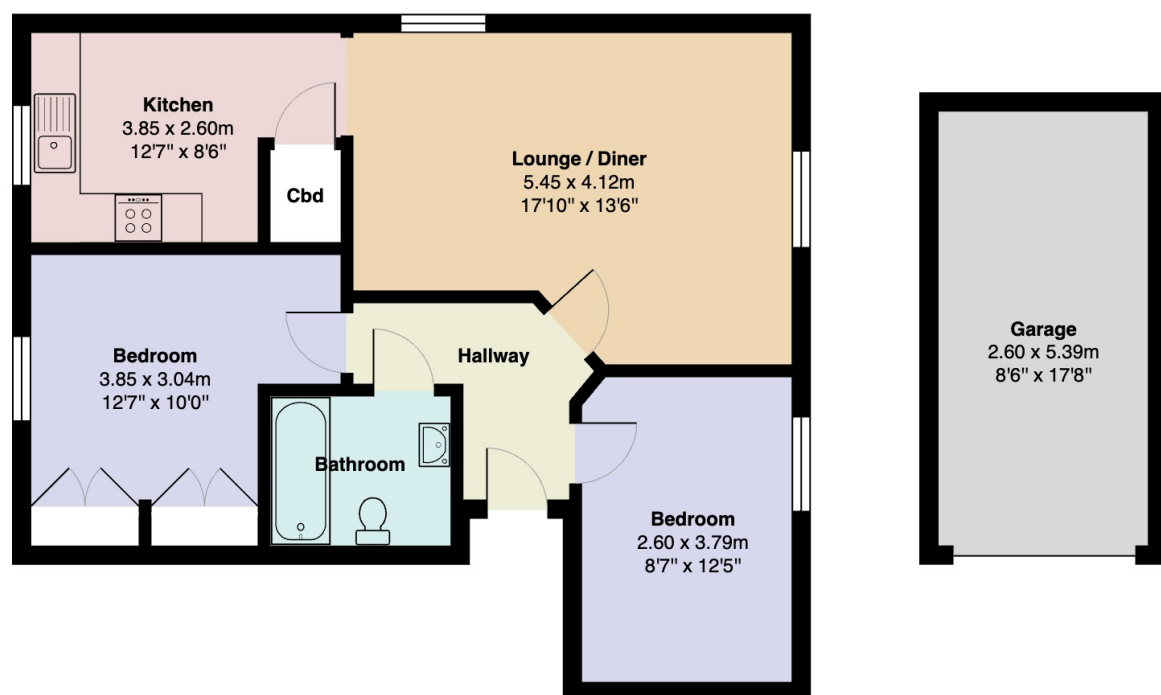


Second Floor



Total Area: 63.7 m² ... 686 ft² (excluding garage)

All measurements are approximate and for display purposes only



Link Homes

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LINKHOMES
ESTATE AGENTS



Flat 6, 63 Seagrim Road, Bournemouth, Dorset, BH8 0BB

Guide Price £230,000

**** BRAND NEW LEASE ** PERFECT FIRST TIME BUY **** Link Homes Estate Agents are delighted to present for sale this two bedroom, second floor apartment located in the much-desired Muscliff location. Benefitting from an array of standout features including two double bedrooms with bedroom one offering built-in wardrobes, an open-plan living room/dining room, a good-sized kitchen, a three-piece bathroom suite, a garage with a pitched roof and off-road parking! This is a must-view to appreciate the wealth of space on offer!

Seagrim Road is situated in the BH8 postcode and in a building of just six apartments. Close by you will find the Castlepoint Complex, Mallard Road Retail Park, David English Leisure Centre, Royal Bournemouth Hospital, Littledown Leisure Centre and Winton High Street. The property is positioned centrally with quick access onto the A338 Wessex Way which is located under 2 miles away. Local schools and nurseries include Muscliff Primary School, Epiphany Pre-School, Bournemouth School for Girls, Bournemouth School for Boys and The Jingle Bell House. 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 lights, thermostat, smoke alarm, 'Videx' entry phone system, loft access, radiator, power points and carpeted flooring.

Lounge/Diner

Smooth set ceiling, ceiling light, smoke alarm, dual aspect UPVC double glazed windows to the front and side aspect, radiators, power points, television point and carpeted flooring.

Kitchen

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed window to the rear aspect, wall and base fitted units, under counter spotlights, space for a longline freezer, free standing electric hob with under oven and extractor fan, space for a washing machine, tiled splash back, power points, stainless steel sink with drainer, radiator, pantry cupboard with the combination boiler, power points and shelving enclosed and vinyl flooring.

Bedroom One

Smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, double fitted wardrobes, television point and carpeted flooring.

Bedroom Two

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower, toilet, pedestal sink, radiator, part tiled walls and vinyl flooring.



Outside

Garage

In a block to the rear of the property with a pitched roof and a manual up and over door.

Parking

Allocated bay for parking and garage space, additional off road parking is available but on a first come first serve basis.

Communal Garden

Communal patio area, laid to lawn, outside tap, outside power, garages with an up and over door, bin storage and bike lock up area.

Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: 189 Years Remaining
Ground Rent: Peppercorn
Service Charge: £1,128 per annum including buildings insurance, health & safety, sinking fund contribution, water, electric for the building (communal areas) and ground works.
Managing Agents: Sovereign Housing Association
Rentals are permitted.
Holiday lets are not permitted.
Pets: TBC
EPC: B
Council Tax Band: B Approximately £1,670.48 per annum.

Stamp Duty

First Time Buyers: £0
Moving Home: £0
Additional Property: £11,500