

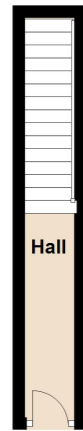
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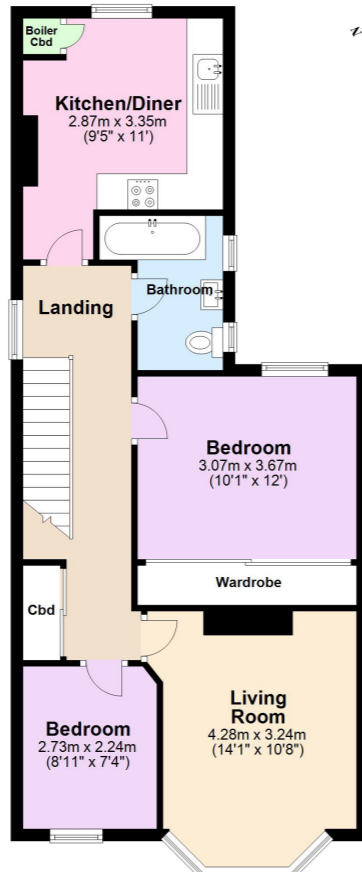
LINKHOMES  
ESTATE AGENTS



Ground Floor  
Approx. 5.6 sq. metres (59.8 sq. feet)



First Floor  
Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 67.2 sq. metres (723.8 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.



41a Stanfield Road, Bournemouth, Dorset, BH9 2NL  
Guide Price £220,000

**\*\* BRAND NEW LEASE \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, first floor apartment located in the BH9 postcode. Situated in a house conversion of just two, this first floor apartment benefits from an array of fine features including two good-sized bedrooms with bedroom one offering fitted wardrobes, a separate kitchen with room for a dining table, a cosy living room with feature bay windows, ample storage throughout and an allocated parking space!

Winton High Street is within walking distance from the property, offering cafes, restaurants, a pharmacy, a Post Office, Iceland Supermarket, Waitrose Supermarket and many more useful amenities. Castlepoint Shopping Centre and Mallard Road Retail Park is just short drive away from the property. Local schools and nurseries include Winton Primary School, Moordown Preschool, Talbot House Preparatory School and Hammond Academy of Performing Arts. The Bournemouth Wessex Way is under a 10 minute drive away offering direct access onto the M27. Bournemouth Train Station is 2.3 miles away, offering direct access to Poole, Southampton and 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.





### Ground Floor

#### Entrance Porch

Coved and smooth set ceiling, ceiling light, double glazed composite front door to the front aspect, cupboard with the consumer unit enclosed and laminate flooring.

#### Entrance Hallway

Coved and smooth set ceiling, spotlights, radiator, carpeted stairs to the first floor and laminate flooring.

### First Floor

#### Landing

Coved and smooth set ceiling, spotlights, smoke alarm, wooden balustrades, power points, radiator, built-in double wardrobes with sliding mirrored front and laminate flooring.

#### Living Room

Coved and smooth set ceiling, ceiling light, double glazed UPVC bay window to the front aspect, power points, radiator, television point and laminate flooring.

#### Kitchen

Smooth set ceiling, spotlights, UPVC double glazed window to the rear aspect, wall and base fitted units, feature splash back, four-point gas hob with integrated oven and overhead extractor fan, power points, space for an integrated dishwasher, space for a washing machine, space for a longline fridge/freezer, radiator, storage cupboard with the boiler enclosed, stainless steel sink with drainer and laminate flooring.

#### Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, triple built-in wardrobes with sliding doors, radiator, power points and laminate flooring.



### Bedroom Two

Coved and smooth set ceiling, spotlights, UPVC double glazed window to the front aspect, radiator, power points and laminate flooring.

### Bathroom

Smooth set ceiling, spotlights, UPVC double glazed frosted window to the side aspect, panelled bath with waterfall shower and extra showerhead, tiled walls, pedestal sink, toilet, wall mounted stainless steel heated towel rail and vinyl flooring.

### Outside

#### Parking

One allocated parking space to the front of the property.

#### Agents Notes

#### Useful Information

Tenure: Leasehold  
Lease Length: 178 Years Remaining.  
Ground Rent: Peppercorn  
Service Charge: As and when.  
Buildings Insurance: £300 per annum.  
Rentals are permitted.  
Pets are not permitted.  
New block paved driveway, parking is located in front of the front door, application for a drop kerb is currently in process.  
No access to the loft space  
EPC: D  
Council Tax Band: B - Approximately £1,866.67 per annum.

#### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,900  
Additional Property: £12,900