

Total Area: 73.9 m<sup>2</sup> ... 795 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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 6 Bramley House Christchurch Road, Bournemouth, Dorset, BH1 3PD

### Guide Price £220,000

**\*\* CLOSE TO TOWN CENTRE \*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to present for sale this two bedroom, two bathroom, first floor flat located in the BH1 postcode. Situated in a block of just nine apartments, and benefitting from an array of standout features including two good-sized bedrooms with bedroom one offering a three-piece en-suite, a separate kitchen with an integrated longline fridge/freezer, a bright and airy living room, a three-piece main bathroom suite, gorgeous sash windows throughout and an allocated parking space. This is the perfect first time buy!

Bramley House is located centrally between Bournemouth Town Centre and Boscombe Spa, and a short walk away from the seven miles long of award-winning sandy beaches. Bournemouth Town Centre is within walking distance and offers a range of shops, cafes, restaurants, bars, supermarkets and many more. Bournemouth Coach Station and Train Station and is just 0.5 miles away with direct links to London Waterloo in just two hours. Locations don't get much better!





## First Floor

### Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, cupboard with the consumer unit enclosed, entry phone system, power points, radiator, thermostat and laminate flooring.

### Living Room

Coved and smooth set ceiling, ceiling light, double glazed wooden sash windows to the rear and side aspect, radiator, power points, television point and laminate flooring.

### Kitchen

Coved and smooth set ceiling, ceiling light, single glazed wooden sash window to the side aspect, wall and base fitted units, radiator, cupboard with the boiler enclosed, integrated long line fridge/freezer, space for a washing machine, one and a half bowl stainless steel sink with drainer, tiled splash back, power points, four point gas hob with integrated oven and stainless steel extractor fan above and vinyl flooring.

### Bedroom One

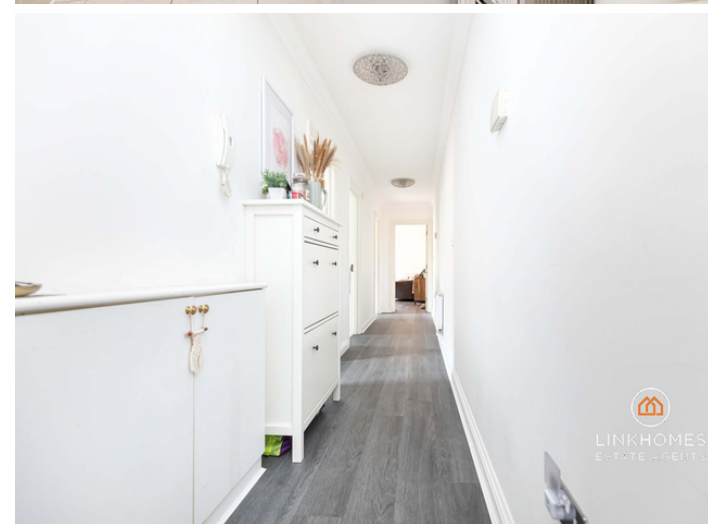
Coved and smooth set ceiling, ceiling light, single glazed wooden sash window to the side aspect, radiator, power points, en-suite shower room and carpeted flooring.

### En-Suite Shower Room

Coved and smooth set ceiling, extractor fan, ceiling light, enclosed shower, toilet, part tiled walls, pedestal sink, radiator and tiled flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, single glazed wooden sash window to the side aspect, radiator, power points and carpeted flooring.



## Bathroom

Coved and smooth set ceiling, ceiling light, double glazed wooden sash window to the side aspect, panelled bath with overhead shower, toilet, pedestal sink, radiator, part tiled walls and tiled flooring.

## Parking

One allocated parking space.

## Agents Notes

### Useful Information

Tenure: Leasehold  
Lease Length: 103 years remaining.  
Ground Rent: £150 per annum. This price doubles every 33 years.  
Service Charge: Approximately £2,186.97 per annum which includes buildings insurance, cleaning of communal areas, exterior window cleaning, gardening on communal areas, exterior decoration, general repairs, property inspection, solicitor enquiry letters, income and expenditure.  
Managing Agents: Napier Management.  
Rentals are permitted.  
Holiday lets are not permitted.  
Pets are permitted, with an admin fee of £75 plus VAT.  
EPC: C  
Council Tax Band: C - Approximately £2,004.38 per annum.

## Stamp Duty

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