



Total area: approx. 57.3 sq. metres (616.3 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.

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 5 Beechwood House, Beechey Road, Bournemouth, Dorset, BH8 8LJ

Guide Price £240,000

**\*\* NO FORWARD CHAIN \*\*** Link Homes Estate Agents are delighted to offer for sale this two-bedroom first floor apartment at the recently converted development 'Beechwood House' in Charminster, Bournemouth. Apartment five offers a long list of fine features, few of which includes a charming open plan lounge kitchen area with feature bay windows, high ceilings throughout, a stunning modern bathroom, a fully integrated kitchen with 'Quartz' worktops, share of freehold 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.



## First Floor

### Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, front door to the side aspect opening onto the communal hallway, laminate flooring, electric 'Rointe' heater, enclosed consumer unit and meter, video phone entry system and power points.

### Living Room

Smooth set ceiling, downlights, UPVC double glazed feature bay windows overlooking the car park area, laminate flooring, two electric 'Rointe' heaters, power points and a television point.

### Kitchen

Smooth set ceiling, wall and base soft closing fitted units with under lighting to the wall units, integrated longline fridge/freezer, integrated slimline dishwasher, integrated electric oven, four-point ceramic electric hob with splash back and extractor fan above, integrated washer/dryer, integrated hot water tank and power points.

### Bedroom One

Smooth set ceiling, downlights, UPVC double glazed bay windows to the front aspect, carpeted flooring, electric 'Rointe' heater, power points and television point.

### Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, carpeted flooring, electric 'Rointe' heater, power points and television point.

### Bathroom

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



## Outside

### Parking

Each apartment comes with an un-allocated parking space.

## Agents Notes

### Useful Information

Tenure: Share of Freehold

Lease Length: 999 years.

Service Charges: £1,295.71 per annum.

Buildings Insurance: Included in the service charges.

Management Company: House & Sons.

EPC Rating: D

Council Tax Band: C - Approximately £2,004.38 per annum.

Pets: On a non nuisance basis.

Warranty: The building has been fully signed off and there is a ten year warranty in place.

Storage: Each apartment also comes with its own secure storage unit.

### Stamp Duty

First Time Buyer: £0

Moving Home: £2,300

Additional Property: £14,300