

## Ground Floor



Total area: approx. 58.8 sq. metres (633.3 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 and 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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**98 Howeth Road, Bournemouth, Dorset, BH10 5ED**  
**Guide Price £200,000**

**\*\* NO FORWARD CHAIN \*\* SHARE OF FREEHOLD \*\* GROUND FLOOR GARDEN APARTMENT \*\*** Link Homes Estate Agents are pleased to present for sale this two bedroom ground floor garden apartment located in the popular BH10 postcode. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms, a separate living room, a separate kitchen, a three-piece bathroom suite, a private garden, a private entrance, allocated parking and a share of the freehold!

Situated in a conversion of just two apartments, Howeth Road is located in the BH10 postcode. The Turbary Retail Park is close by to the property which offers a range of shops such as The Range, Matalan, Dunelm, Farm Foods, Sports Direct, Starbucks, TK Maxx and more. The Kinson High Street is within walking distance to the property which have a variety of convenient amenities. A short drive away you have the Castlepoint Complex which is also useful for shopping. Bournemouth Town Centre and Bournemouth's blue-flag beaches and are only a short drive away and the Bournemouth Wessex Way is nearby giving direct access to the M27 motorway with London roughly just 2 hours 30 minutes' commute. There are also main line train routes from Bournemouth railway station to London Waterloo.



## Ground floor

### Entrance Hallway

Smooth set ceiling, ceiling light, UPVC double glazed single door with frosted glass to the side aspect, consumer unit, radiator and laminate flooring.

### Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed window to the side aspect, wall and base fitted units, stainless steel sink with drainer, space for a longline fridge/freezer, space for a free-standing oven and hob, tiled splash back, power points and laminate flooring.

### Utility

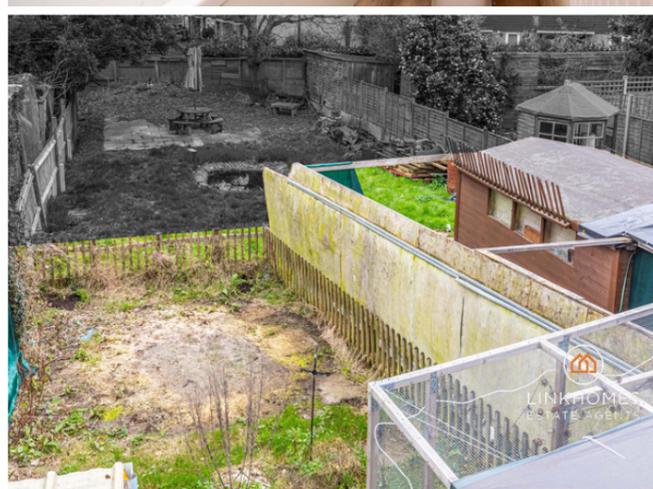
UPVC single door with frosted glass to the rear aspect leading onto the private rear garden, cupboard with the combination boiler enclosed, understairs storage cupboard with the gas meter enclosed, space for a washing machine and laminate flooring.

### Living Room

Ceiling light, UPVC double glazed bay window to the front aspect, picture rails, radiator, power points and carpeted flooring.

### Bedroom One

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



## Bedroom Two

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

## Outside

### Garden

Laid to lawn with surrounding wooden fences.

### Parking

Concrete driveway with allocated parking for one vehicle.

## Agents Notes

### Useful Information

Tenure: Share of Freehold  
Lease Length: 999 Years Remaining  
Ground Rent: £0  
Service Charge: On an as and when basis  
Managing Agents: N/A  
Rentals are permitted  
Holiday lets are not permitted  
Pets are XXXXXX  
EPC: D  
Council Tax Band: A - Approximately £1,599.99 per annum

### Stamp Duty

First Time Buyer: £0  
Moving Home: £1,500  
Additional Property: £11,500