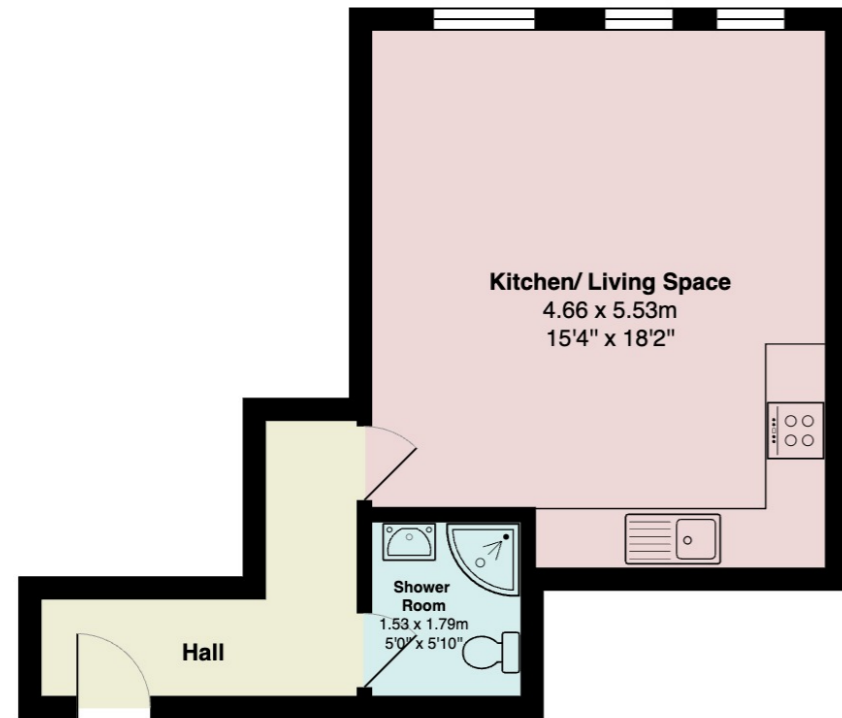




LINKHOMES
ESTATE AGENTS

Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



Total Area: 33.2 m² ... 358 ft²
All measurements are approximate and for display purposes only



5 Albert House, Adelaide Lane, Bournemouth, Dorset, BH1 1AU
Guide Price £120,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** TOWN CENTRE LOCATION ****
Link Homes Estate Agents are pleased to offer for sale this well-presented studio apartment situated in the heart of Bournemouth Town Centre. Being sold with no forward chain and benefitting from an array of fine features including open-plan living accommodation with space for appliances, a separate three-piece bathroom suite, an entry-phone system and a long lease. This is the perfect first time buy!

Albert House is a gated development block of 33 apartments, located in the heart of Bournemouth Town Centre and within walking distance of Bournemouth's award-winning blue flag beaches, Bournemouth Train Station, Gervis Place Bus Station, The BH2 Complex, The Pavilion Theatre and Bournemouth International Centre, Bournemouth Gardens, The Ivy, The Botanist, numerous independent coffee shops and many other useful amenities.

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.





First Floor

Entrance Hallway

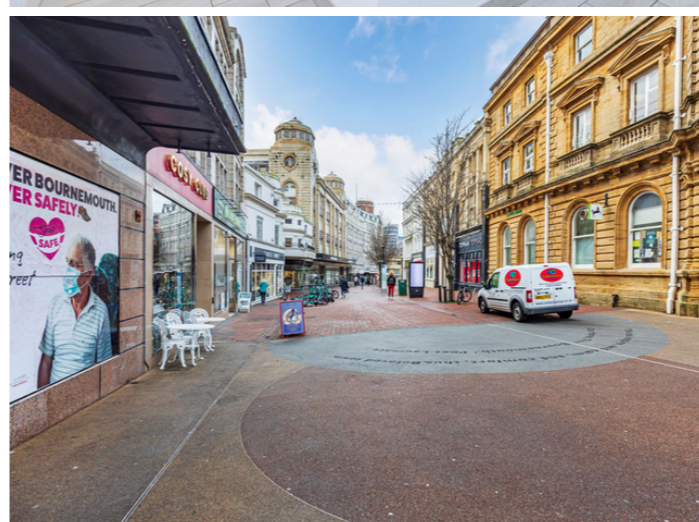
Smooth set ceiling, ceiling light, consumer unit, smoke alarm, electric radiator, power points and tiled flooring.

Open Plan Kitchen/Living Room/Bedroom

Smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed window to the side aspect, two electric radiators, power points, 'Urmet' Intercom system, wall and base fitted units, electric 'Beko' hob with integrated electric oven and extractor fan, space for a washing machine, space for a low-level fridge, stainless steel sink with drainer, water softener, television point, internet point and tiled flooring.

Bathroom

Smooth set ceiling, ceiling light, extractor fan, enclosed electric shower, wall light, sink, stainless steel towel rail, toilet, tiled walls and tiled flooring.



Agent Notes

Useful Information

Tenure: Leasehold

Lease Length: Approximately 115 Years Remaining

Ground Rent: £150 per annum, to double in 15 Years.

Service Charge: Approximately £916 per annum.

Managing Agents: Ellis & Partners
Rentals are permitted.

Holiday lets are not permitted.

Pets are permitted, subject to permission from the Managing Agents which can be revoked if the pet is a nuisance.

EPC: D

Council Tax Band: A - £1,599.99 per annum.

Bike Storage

Building Insurance is arranged by the Managing Agents and charged separately from the service charge.

Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £6,000