

Link Homes

Arena Business Park

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ESTATE AGENTS



Total Area: 159.0 m<sup>2</sup> ... 1712 ft<sup>2</sup> (excluding roof terrace)  
All measurements are approximate and for display purposes only



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**2 St Michaels Mews St Michaels Lane, Bournemouth, Dorset, BH2 5BT**  
**Guide Price £395,000**

**\*\* NO FORWARD CHAIN \*\* BOASTING OVER 1,700 SQUARE FEET OF LIVING ACCOMMODATION \*\* STUNNING ROOF TERRACE \*\*** Link Homes Estate Agents are delighted to present for sale this rare opportunity to acquire a four bedroom, two bathroom mews house arranged over three floors situated in the heart of Bournemouth Town Centre. Benefitting from an array out of standout qualities including four good-sized bedrooms with bedrooms one and two having access to a modern Jack & Jill en-suite, a stylish separate kitchen with space for a dining table leading onto the living room offering a Juliet balcony, a stunning roof terrace with feature pergola. This unique listing is a must-view to appreciate the wealth of accommodation on offer and would be a fantastic AirBnB opportunity.

St Michael's Mews is located in the heart of Bournemouth Town Centre just half a mile away from Bournemouth's Blue Flag sandy beaches. Bournemouth Square is just moments away and offers independent local bars and cafes, Bobby's Department Store, Tesco Express, Bournemouth International Centre, Hilton Hotel Sky Bar and the BH2 Complex including many popular restaurants and activities. St Michael's Mews offers easy-access onto the A338 and Bournemouth Train Station is located 1.6 miles away with direct links to 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 Hall

Coved and smooth set ceiling, downlights, smoke alarm, double-glazed UPVC composite door to the front aspect, cupboard housing the consumer unit, radiators, understairs storage, power points and carpeted flooring.

### Bedroom Three

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

### Bedroom Four

Coved and smooth set ceiling, downlights, radiator, power points and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, fully-tiled, panelled bath with glass shower screen and overhead shower, toilet, wall-mounted sink with storage, stainless steel heated towel rail and tiled flooring.

### First Floor

### Landing

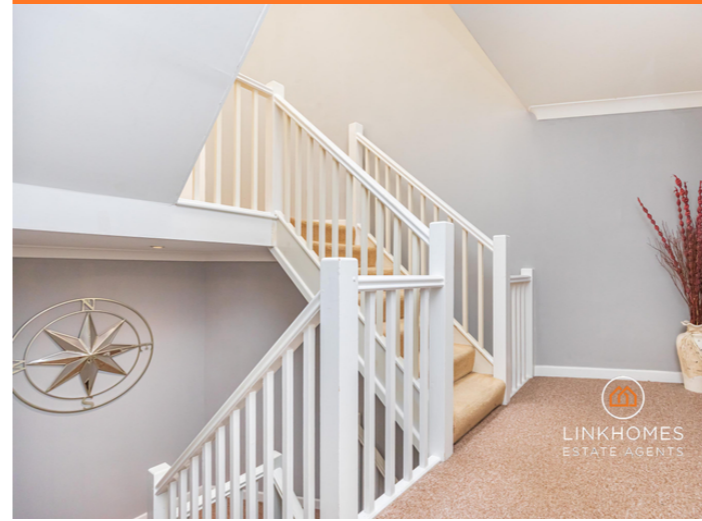
Coved and smooth set ceiling, downlights, smoke alarm, power points, radiator and carpeted flooring.

### Kitchen

Coved and smooth set ceiling, downlights, wall and base mounted units, space for longline fridge/freezer, space for a washing machine, space for a slimline dishwasher, integrated double oven, four-point Hi-Sense electric hob, stainless steel extractor fan, stainless steel sink with drainer, power points, undercounter feature lighting, radiator and vinyl flooring.

### Living Room

Coved and smooth set ceiling, downlights, smoke alarm, double-glazed UPVC windows to the front aspect, double-glazed UPVC French doors to the front aspect onto the Juliet balcony, radiator, power points, television point, feature electric fireplace, internet point, cupboard housing the Combi-boiler and carpeted flooring.



## Second Floor

### Landing

Coved and smooth set ceiling, vaulted ceiling, wall lights, smoke alarm, sky light and carpeted flooring.

### Hallway

Coved and smooth set ceiling, downlights, smoke alarm, power points and carpeted flooring.

### Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC windows to the front aspect, radiator, power points, television point, internet point and carpeted flooring.

### Jack and Jill En-Suite

Smooth set ceiling, downlights, extractor fan, tiled double enclosed waterfall shower with extra shower head, toilet, wall-mounted sink with storage, wall-mounted storage with mirrored front, shaver point, stainless steel heated towel rail and vinyl flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, sky light, radiator, power points, television point and carpeted flooring.

## Outside

### Terrace

Patio roof terrace with a pergola area, outside power points and outside light.

## Useful Information

### Agent's Notes

Tenure: Freehold  
EPC: C  
Council Tax Band: D - Approximately £2,147,75

### Stamp Duty

First Time Buyer: £0  
Moving Home: £7,250  
Additional Property: £19,100

