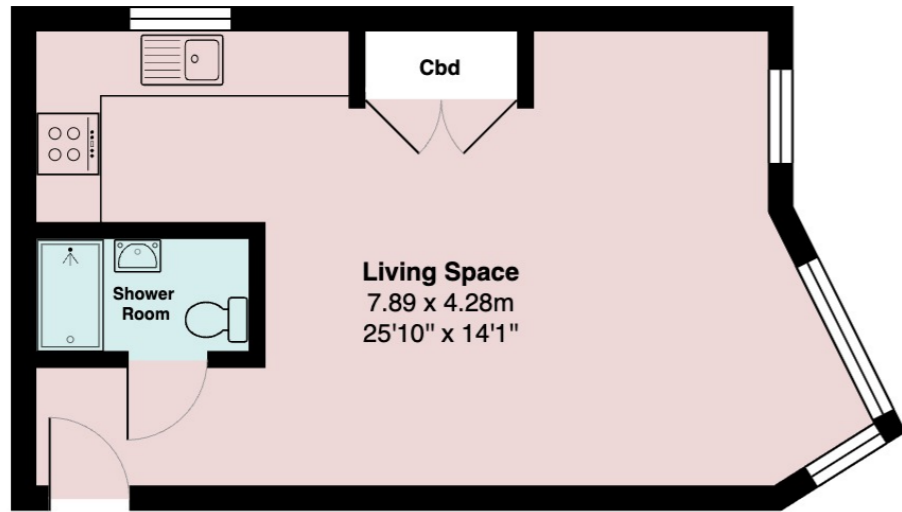


Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



Total Area: 30.8 m² ... 332 ft²
All measurements are approximate and for display purposes only



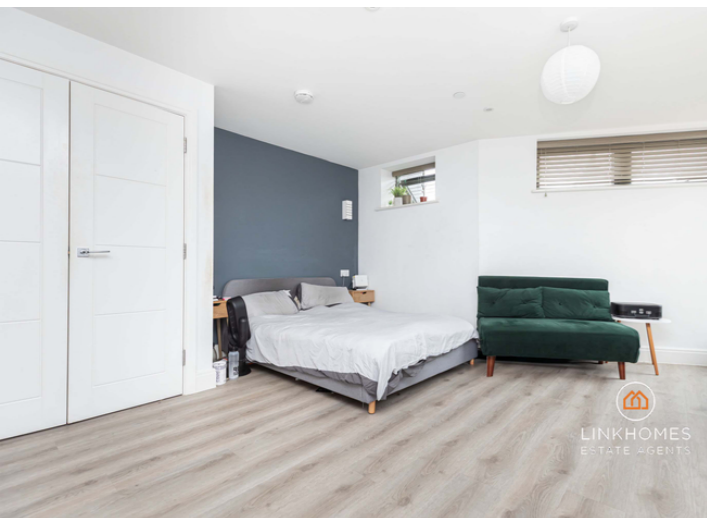
40, 5 The Old Sorting Office,, Albert Road, Bournemouth, Dorset, BH1 1AX
Guide Price £140,000

**** NO FORWARD CHAIN ** PERFECT FIRST TIME BUY ** TOWN CENTRE LOCATION **** Link Homes Estate Agents are delighted to offer for sale this well-presented studio flat situated on the third floor and located in Bournemouth Town Centre. Benefitting from an array of fine features including an open-plan bedroom/living room area with a double fitted wardrobe, a fitted kitchen with an integrated longline fridge/freezer and a modern three-piece bathroom suite. This is the perfect first time buy!

The Old Sorting Office is a purpose-built block of apartments, constructed in 2018, and offering a communal garden and secure bike storage. 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.





Third Floor

Open Plan Kitchen/Living Room & Bedroom

Smooth set ceiling, downlights, ceiling light, UPVC double glazed windows to the front, side and rear aspect, wall lights, smoke alarm, front door to the front aspect, entry phone system, built-in storage cupboard with the consumer unit enclosed, electric radiators, power points, television point, double fitted wardrobe, wall and base fitted units, integrated fridge/freezer, space for a washing machine, electric hob with integrated oven and extractor fan, stainless steel sink with drainer, tiled splash back, under counter spotlights and vinyl flooring.

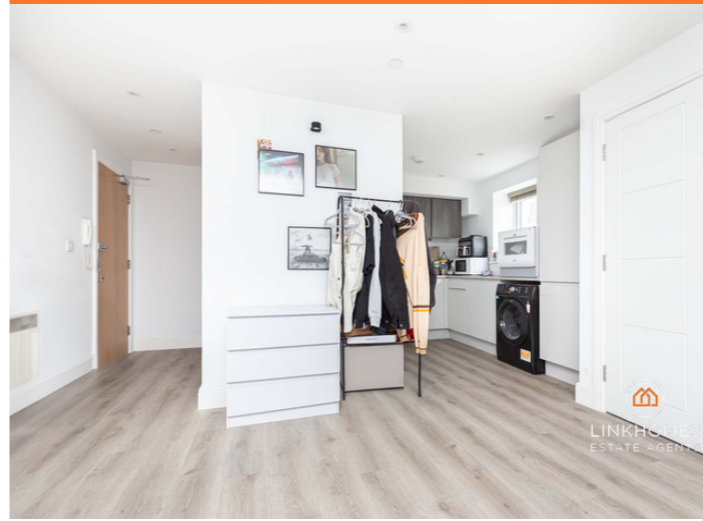
Bathroom

Smooth set ceiling, downlights, double enclosed shower, toilet, wall mounted sink, stainless steel heated towel rail and vinyl flooring.

Outside

Garden

Communal garden and bike storage.



Agents Notes

Useful Information

Tenure: Leasehold
Lease Length: Approximately 118 years remaining
Ground Rent: £300 per annum.
Service Charge: £2,275.00 per annum, which includes: insurance, management fees, interior and exterior cleaning and decoration, lift, water and sewage, security, fire alarm maintenance, waste, door entry system.
Managing Agents: Napier Property Management.
Rentals are permitted with approval from the landlord.
Holiday lets are not permitted.
Pets are permitted, a licence will be required.
EPC: B
Council Tax Band: B -
Approximately £1,866.67 per annum.

Stamp Duty

First Time Buyer: £0
Moving Home: £300
Additional Property: £7,300