



LINKHOMES
ESTATE AGENTS

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First Floor



Total area: approx. 61.7 sq. metres (664.5 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.



98a Howeth Road, Bournemouth, Dorset, BH10 5ED
Guide Price £195,000

**** NO FORWARD CHAIN ** SHARE OF FREEHOLD ** PRIVATE GARDEN AND PRIVATE ENTRANCE ****

Link Homes Estate Agents are pleased to offer for sale this two bedroom, first floor apartment in need of modernisation, situated in a conversion of just two apartments and in the BH10 postcode. Being sold with no forward chain and benefitting from an array of fine features including two good-sized bedrooms, a separate kitchen, a separate living room, a three-piece bathroom suite, a private entrance, a private garden, an allocated parking space and a share of the freehold!

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.

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

Ceiling lights, UPVC double glazed single door to the front aspect, consumer units, UPVC double glazed frosted window to the side aspect, wooden stairs to the first floor, power points and carpeted flooring.

Kitchen

Ceiling lights, UPVC double glazed window to the side aspect, carbon monoxide alarm, wall and base fitted units, stainless steel sink with drainer, tiled splash back, power points, space for a free-standing oven, space for a washing machine, space for a longline fridge/freezer and laminate flooring.

Utility

Gas meter, shelving, plumbing for a washing machine, shelving, UPVC double glazed window to the rear aspect, stairs leading to a UPVC double glazed single door that lead to the garden.

Living Room

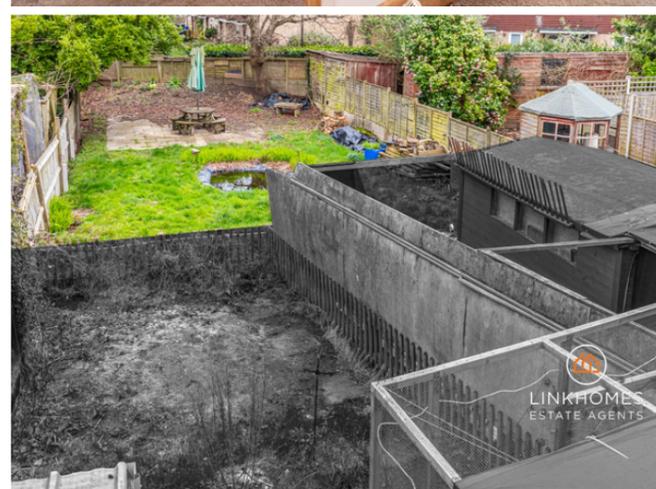
Coved ceiling, ceiling rose, ceiling light, UPVC double glazed bay window to the front aspect, power points, feature fireplace, radiators, power points and wooden flooring.

Bedroom One

Wooden panelled ceiling, ceiling light with a fan, UPVC double glazed window to the rear aspect, fitted storage cupboard with shelving, radiator, power points and carpeted flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, fitted wardrobe, power points, television point and carpeted flooring.



Bathroom

Smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, panelled bath with overhead electric shower, toilet, pedestal sink, wall mounted vanity with mirrored front, wall mounted heated towel rail and laminate 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: £1,400
Additional Property: £11,150