



Total Area: 49.3 m² ... 530 ft²
All measurements are approximate and for display purposes only



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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Flat 25, Athelney Court, Gervis Road, Bournemouth, Dorset, BH1 3EE

Guide Price £195,000

**** NO FORWARD CHAIN ** DESIRABLE EAST CLIFF LOCATION ** GROUND FLOOR APARTMENT **** Link Homes Estate Agents are delighted to present for sale this two bedroom ground floor apartment situated in the sought-after East Cliff location. Benefitting from an array of fine features including two good-sized bedrooms both offering double fitted wardrobes with a mirrored front, a separate modern kitchen with integrated appliances, a living room with direct access onto communal lawns, a stylish three-piece shower room, ample storage throughout, a sheltered lower-ground allocated parking space and a share of the freehold.

Athelney Court is positioned on the much-desired East Cliff and nestled beneath, you can find seven miles of award-winning sandy blue-flag beaches and both Bournemouth and Boscombe Piers. Bournemouth Town Centre is just short walk away and offers a wide range of shops, cafes, restaurants, bars, department stores, supermarkets, main bus routes and many other useful amenities can be found, all on your doorstep!. Bournemouth Train Station is located under a mile away with direct routes to London Waterloo in approximately 2.5 hours. Locations don't get much better, this property is as must view to appreciate accommodation on offer!



Ground Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, wooden front door to the side aspect, entry phone system, storage cupboard with the consumer unit enclosed, internet point, additional storage cupboard with shelving and laminate flooring.

Kitchen

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, wall and base fitted units, cupboard with the boiler enclosed, stainless steel sink with drainer, integrated washing machine, integrated longline fridge/freezer, space for bar stools, integrated dishwasher, glass splash back, power points, four point induction hob with integrated oven and extractor fan above and tiled flooring.

Living Room

Smooth set ceiling, downlights, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, radiator, power points, television point and laminate flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, double fitted wardrobe with mirrored front and laminate flooring.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the front aspect, power points, radiator, double fitted wardrobe with mirrored front and laminate flooring.



Bathroom

Smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, enclosed waterfall shower with extra showerhead, fitted sink with under storage, toilet, wall mounted vanity unit with featured lighting, wall mounted towel rail, tiled walls and tiled flooring.

Outside

Parking

A sheltered lower-ground allocated parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold

Ground Rent: £0

Service Charge: Approximately £3,537.00 per annum this includes buildings insurance, window cleaning, gardening, fire safety and electrical maintenance.

Management Company: Owens & Porter.

EPC Rating: D

Council Tax Band: C - Approximately £2,004.38 per annum.

Pets are not permitted.

Long term rentals are permitted.

Holiday lets are not permitted.

Visitor parking available with a permit.

Stamp Duty

First Time Buyer: £0

Moving Home: £1,400

Additional Property: £11,150