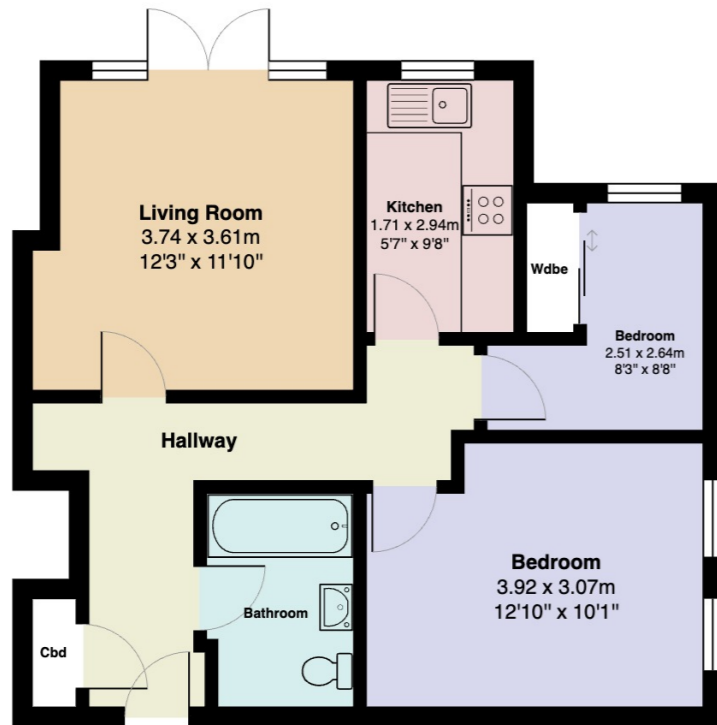




LINKHOMES  
ESTATE AGENTS

Link Homes

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Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Flat 2 Oakwood House Malvern Road, Bournemouth, Dorset, BH9 3DD**  
**Offers in Excess of £200,000**

**\*\* PERFECT FIRST TIME BUY \*\*** Link Homes Estate Agents are delighted to offer for sale this well-presented two bedroom ground floor apartment with a private entrance in the BH9 location. Situated in a block of just four apartments, this property offers an array of standout qualities including two bedrooms with bedroom one offering feature panelling and bedroom two offering built-in wardrobes, a separate kitchen with an integrated longline fridge/freezer, a stylish three-piece bathroom suite and an allocated parking space. This is the perfect first time buy!

Malvern Road is situated in the residential area of Moordown and it is within walking distance from Winton High Street which offer an abundance of useful amenities including Co-Op, The Post Office, Flamingo, Sainsbury's, Otto Coffee House and other independent businesses. Local schools include Moordown St John's Primary School and Winton Primary School which is located under a mile away. Castlepoint and Mallard Retail Park is only a short drive away and the Wessex Way is situated just over two miles away giving direct access to the M27 Motorway with London roughly just 2-hour 30 minutes commute. A truly great location!

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, ceiling lights, smoke alarm, front door to the communal areas, entry-phone system, storage cupboard housing the consumer unit, radiator, power points and matte greige porcelain tiles.

### Living Room

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

### Kitchen

Coved and smooth set ceiling, ceiling lights, double-glazed UPVC window to the rear aspect, wall and base mounted units, stainless steel sink with drainer and mixer tap, tiled splashback, four-point electric hob, stainless steel overhead extractor fan, integrated oven, integrated longline fridge/freezer, space for a washing machine, power points, radiator, combi boiler and matte greige porcelain tiles.

### Bedroom One

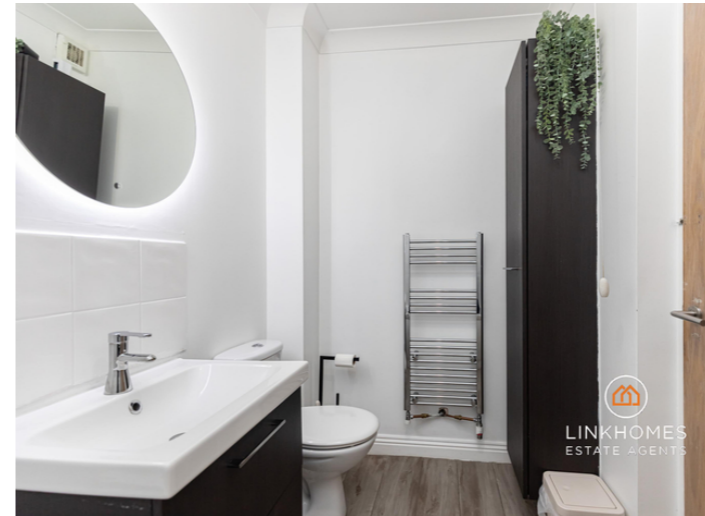
Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, feature panelling, television point, power points, radiator and carpeted flooring.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed UPVC windows to the rear aspect, built-in wardrobes, radiator, power points and carpeted flooring.

### Bathroom

Coved and smooth set ceiling, ceiling light, extractor fan, panelled bath with overhead shower, partially-tiled, wall-mounted sink with tiled splashback and under-storage, wall-mounted mirror with feature lighting, toilet, stainless steel heated towel rail, storage cupboard and matte greige porcelain tiles.



## Outside

### Parking

One allocated parking space.

## Useful Information

### Agent's Notes

Tenure: Leasehold

Lease Length: 106 Years Remaining

Ground Rent: £200 per annum

Service Charge: Approximately £1,660 per annum including bin cleaning, communal area cleaning, grounds maintenance/gardening, statutory tests, window cleaning and contribution to reserve fund.

Managing Agent: Compton Group

Pets are permitted upon permission.

Rentals are permitted.

Holiday lets are not permitted.

EPC: C

Council Tax Band: B - Approximately £1,670.48 per annum

### Stamp Duty

First Time Buyer: £0

Moving Home: £0

Additional Property: £10,000