



Total area: approx. 45.2 sq. metres (486.6 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 or 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.

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 7 Beechwood House, Beechey Road , Bournemouth, Dorset , BH8 8LJ
Guide Price £215,000

**** SIMPLY STUNNING CHARACTER BUILDING ** PERFECT FIRST TIME BUY **** Come and fall in love with this stunning two-bedroom second floor apartment positioned in the popular residential area of Charminster, Bournemouth. Beechwood House is the latest development from the experienced local developers 'The Clark Group' consisting of just eight apartments. Apartment seven offers many fine features, few of which include a stylish kitchen with integrated appliances, a modern bathroom suite, share of freehold, off-road parking facilities, a secure storage unit and almost 500 square feet of living accommodation. An internal viewing is highly recommended to fully appreciate the exceptional finish!

Beechey Road is a picturesque treeline road located in the Charminster, Bournemouth area. There is an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities and attractions. Bournemouth Town Centre is easy to reach along with the award-winning sandy beaches that come with it. The Bournemouth Wessex Way is very nearby and gives direct access to the M27 motorway with London roughly just 2-hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.



Second Floor

Entrance Hallway

Smooth set ceiling, downlights, smoke alarm, front door to the side aspect opening onto the communal hallway, laminate flooring, electric 'Rointe' heater, video phone entry system, power points and an airing cupboard with the hot water tank enclosed, consumer unit and meter.

Living Area

Smooth set ceiling, downlights, electric 'Rointe' heater UPVC double glazed windows to the side aspect overlooking the car park area, laminate flooring, power points and a television point.

Kitchen

Smooth set ceiling, downlights, smoke alarm, laminate flooring, wall and base soft closing fitted units with under lighting on the wall units, integrated longline fridge/freezer, integrated electric oven, integrated washer/dryer, integrated slimline dishwasher, one and a half bowl stainless steel sink with drainer, Quartz worktops, four-point ceramic electric hob with splash back and extractor fan above and power points.

Bedroom One

Smooth set ceiling, downlights, double glazed Velux window, carpeted flooring, electric 'Rointe' heater, power points and television points.

Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed windows to the side aspect, power points, electric 'Rointe' heater and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, tiled flooring, part tiled walls, stainless steel heated towel rail, wall mounted toilet, a panelled bath with rainfall shower head above, wall mounted sink with soft closing under-cupboard and wall mounted LED mirror.



Outside

Parking

One unallocated parking space.

Agents Notes

Useful Information

Tenure: Share of Freehold
Lease Length: 999 years remaining
Service Charges: £975.80 per annum.
Buildings Insurance: Included in the service charges.
Management Company: House & Sons.
EPC Rating: D
Council Tax Band: B - Approximately £1,670.48 per annum.
Pets are permitted, subject to permission.
The building has been fully signed off and benefits from the remained of a ten year warranty.
Each apartment also comes with its own secure storage unit.

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £6,450