

Total Area: 95.1 m² ... 1024 ft²
All measurements are approximate and for display purposes only



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



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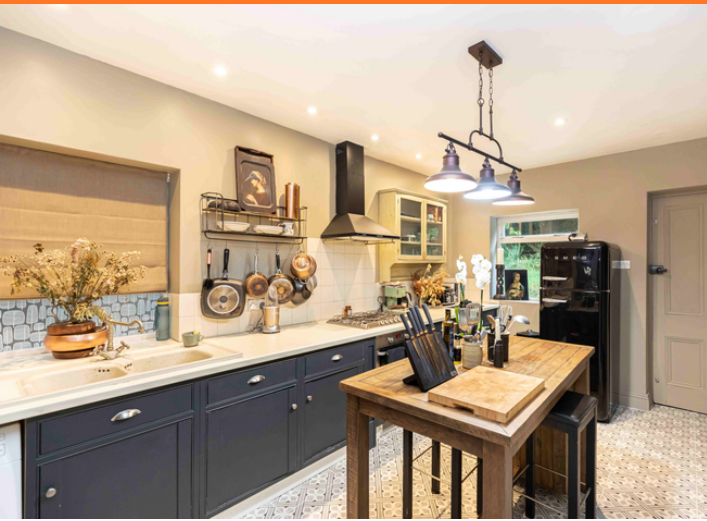
Flat 2, 19 Bodorgan Road, Bournemouth, Dorset, BH2 6NQ
Guide Price £290,000

**** CHARMING CHARACTER CONVERSION ** PRIVATE ENTRANCE ** OVER 1,000 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to offer for sale this tasteful two bedroom ground floor apartment benefitting from a private entrance, tucked away and located in the Dean Park location. Bursting with charm and benefitting from an array of fine features including two good-sized bedrooms, a large living room with a feature fireplace and gorgeous bay windows, a country-style kitchen/breakfast room with space for appliances and a dining table, a three-piece bathroom suite, two allocated parking spaces and 50% use of a garage with a pitched roof. This is a must-view to appreciate the incredible decor, charm and level of living accommodation on offer!

Situated in a character conversion of just six apartments and nestled on a tree-lined road in the ever-popular Dean Park location, 19 Bodorgan Road sits centrally in Bournemouth and within walking distance of Bournemouth's Blue-Flag award-winning beaches. Close by you will find Bournemouth Town Centre and its array of retail shops and independent bars and restaurants, as well as Bournemouth Train Station which is just 0.8 miles away with direct links to London Waterloo in approximately 2 hours. It is also worth noting the property is located within walking distance of Meyrick Park, The West Hants Club and Winton High Street. 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 Porch

Smooth set ceiling, wooden front door to the communal hallway, entry-phone system and wooden flooring.

Living Room

Cornice coving, ceiling rose, ceiling light, single-glazed wooden sash bay window to the side aspect, radiators, feature fireplace, television point, power points and wooden flooring.

Hallway

Smooth set ceiling, downlights, cupboard housing the combi boiler, cupboard housing the consumer unit, thermostat, radiator, power points and wooden flooring.

Bedroom One

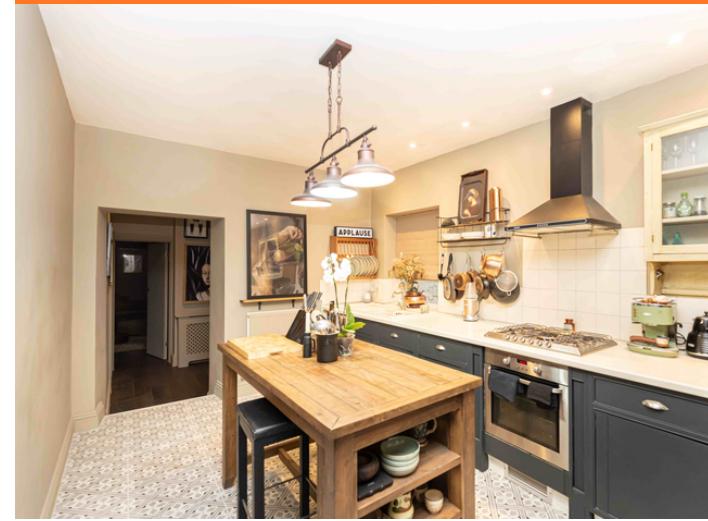
Smooth set ceiling, ceiling rose, ceiling light, single-glazed wooden sash bay window to the side aspect, radiators, feature fireplace, power points and wooden flooring.

Bedroom Two

Smooth set ceiling, ceiling light, smoke alarm, single-glazed wooden window to the side aspect, radiator, power points and wooden flooring.

Kitchen/Breakfast Room

Smooth set ceiling, ceiling light and downlights, wooden door to the rear aspect leading onto the communal lawns, single-glazed wooden windows to the side and rear aspect, base fitted units, five-point gas hob with overhead extractor fan and tiled splashback, power points, double butler sink with drainer, integrated oven, space for a washing machine, space for a dishwasher, space for a longline fridge/freezer, radiator and tiled flooring.



Bathroom

Smooth set ceiling, downlights, single-glazed frosted window to the rear aspect, panelled bath with overhead waterfall shower, partially-tiled, toilet, sink, wall-mounted vanity, stainless steel heated towel rail and tiled flooring.

Outside

Communal Lawns

Partial shingle, partial laid to lawn, an outside light and side gated access to the private entrance.

Parking

Two allocated parking spaces.

Agents Notes

Useful Information

Tenure: Leasehold

Lease Length: Approximately 123 years remaining.

Ground Rent: £12.50 per annum.

Service Charge: £1,504.80 per annum which includes buildings insurance, maintenance of grounds and repair work.

Managing Agents: Moorend Hall

Rentals are permitted.

Holiday lets are not permitted.

Pets are permitted.

EPC: D

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

Stamp Duty

First Time Buyer: £0

Moving Home: £4,500

Additional Property: £19,000