





Flat (EPC Rating:)

FLAT 14 LINDEN COURT LANSDOWNE ROAD, BOURNEMOUTH, DORSET, BH1 1RP

Offers In The Region Of

£200,000

FEATURES

- Impressive penthouse apartment
- Recently refurbished throughout
- Allocated off-road parking
- Approx. 1,000 sq. ft. of accommodation
- Three well-proportioned bedrooms
- Share of freehold with long lease remaining
- Access to communal gardens
- Ideally positioned near Meyrick Park & short walk to town centre and beaches

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Whites Estates
Bill Atherton Estate Agents

3 Bedroom Flat located in Bournemouth

This beautifully presented three-bedroom penthouse apartment offers generous living space, modern finishes, and an excellent location within easy reach of Meyrick Park and local amenities.

Situated in a well-maintained development, the property benefits from excellent transport links via nearby Lansdowne Road and Wimborne Road, providing convenient access across the area.

The apartment has been fully modernised to a high standard and offers bright, airy accommodation throughout. A combination of Velux and double-glazed windows floods the space with natural light, enhancing the sense of space and character.

Accommodation

The layout is thoughtfully arranged and comprises:

A welcoming entrance hallway

A spacious dining hall ideal for entertaining

A stylish open-plan kitchen and living area with excellent proportions

Three bedrooms, including two generous doubles

A contemporary family bathroom

Outside

Residents benefit from:

Well-kept communal gardens

One allocated parking space

Additional visitor parking (five spaces available within the development)

Tenure & Additional Information

Leasehold with a share of freehold

Remainder of a 999-year lease

Ground rent: Peppercorn

Service charge: £2,203.20 per annum

Council tax band: B

EPC rating: E

This is a rare opportunity to acquire a spacious penthouse apartment combining modern living with character, set in a highly sought-after location close to green spaces and amenities.

For further information or to arrange a viewing, please contact Whites Estates on 01202 521466.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.a

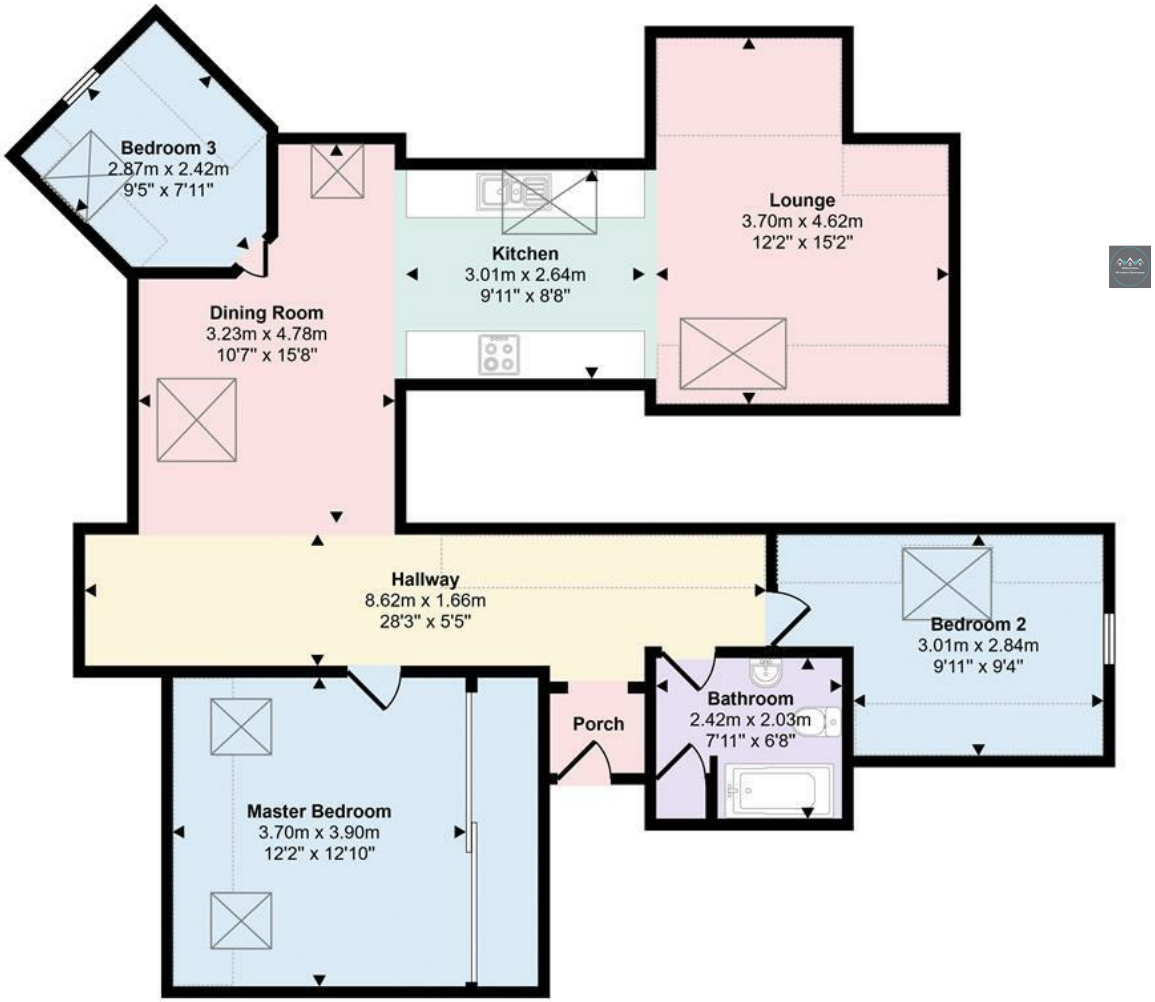








Approx Gross Internal Area
95 sq m / 1018 sq ft



Floorplan

Denotes head height below 1.5m

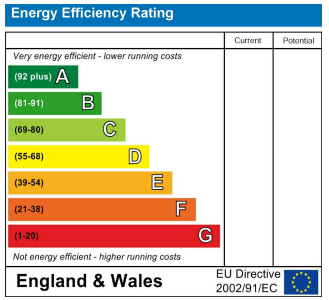
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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