



**BELL MOOR, PORTARLINGTON ROAD, WESTBOURNE, DORSET, BH4**

**£275,000 SHARE OF FREEHOLD**

A spacious two double bedroom first floor apartment located within the extremely sought after 'Golden Grid' conveniently positioned between Westbourne and Bournemouth town centre. The property includes a spacious lounge diner with balcony, modern fitted kitchen and bathroom as well as ample storage throughout. There is also an allocated garage and sold with no onward chain.

Two Double Bedrooms | First Floor | Spacious Accommodation | Ample Storage | Lounge Diner | Balcony | Quiet Location | Close to Amenities | Garage | Chain Free

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day. Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The property is accessed via a well presented communal hallway where a flight of stairs leads to the first floor and the private entrance to the apartment itself. The entrance hallway includes a useful storage cupboard as well as doors to principal rooms.

The lounge diner is spacious with a large UPVC double glazed window enjoying a leafy aspect as well as a patio door leading onto the private balcony, suitable for a small table and chairs. The modern fitted kitchen includes a range of base and eye level high gloss work units with space and plumbing for domestic appliances.

There are two good sized double bedrooms both with UPVC double glazed windows and fitted wardrobes. There is further space for bedroom furniture as required. The contemporary shower room comprises a double shower cubicle, wash hand basin, WC as well as a ventilation window.

Outside there is an allocated garage set within the well manicured communal grounds. The property is sold with vacant possession.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

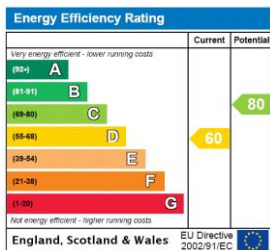
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1080 per annum

**AT A GLANCE**

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