



## RYDAL HOUSE, PORTARLINGTON ROAD, WESTBOURNE, BOURNEMOUTH, DORSET

**£230,000 SHARE OF FREEHOLD**

An immaculately presented two bedroom top floor apartment which has been comprehensively refurbished by the current owners with modern contemporary accommodation throughout. The apartment is conveniently situated just a short distance from the shopping facilities and vibrant coffee culture of Westbourne with the beach also nearby.

Newly Refurbished | Two Double Bedrooms | Top Floor | Sought After Location | Short Walk to the Beach | South Facing Balcony | Double Glazing | Garage | Level Walk to Westbourne

**Westbourne | 01202 767633 |**

**Winkworth**



## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



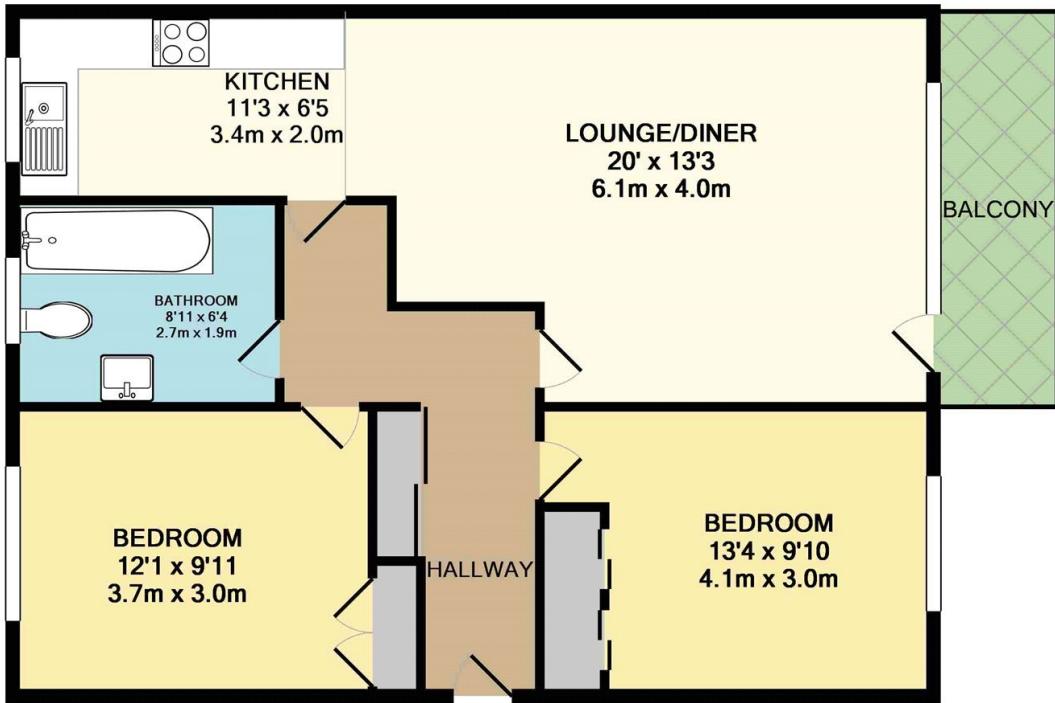
## DESCRIPTION

The apartment is situated on the top (second) floor and is accessed via a communal entrance with well-presented communal hallways. A private front door then leads into the entrance hall which houses a store cupboard and doors to principal rooms.

The living room is a particular feature of the apartment, enjoying a south facing aspect with views over the communal gardens and access onto the private balcony via a double glazed door. The kitchen is open plan to the living room and has been newly fitted with a range of white gloss base and eye level work units with integrated AEG appliances and can also be accessed via a door from the hallway.

There are two generous double bedrooms that both benefit from a good amount of built in wardrobe storage and newly fitted carpets. Like the living room the master bedroom boasts large south facing windows whilst the second bedroom enjoys views to the front aspect. The contemporary bathroom is newly tiled and comprises of a WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the apartment which can be found to the rear of the development as well as an allocated parking space.



TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

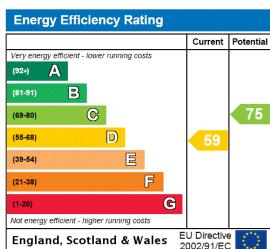
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £1100 pa

## AT A GLANCE

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- Two Double Bedrooms
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- Sought After Location
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