



## TEMPLE TREES, 13 PORTARLINGTON ROAD, BOURNEMOUTH, DORSET, BH4

### **£255,000 SHARE OF FREEHOLD**

A bright and exceptionally spacious two bedroom second floor apartment which is situated on the tree lined Portarlington road. Westbourne is a short level walk away and offers a variety of leisure and shopping facilities and the beach is also very nearby. The property is well presented throughout although would benefit from some modernisation. Vacant possession.

Second floor | Two double bedrooms | Large lounge diner | Kitchen  
breakfast room | Two Bathrooms | Good storage | South facing balcony  
| Garage

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

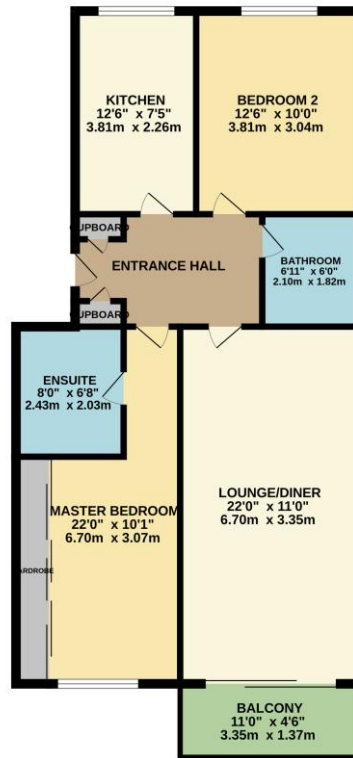
The apartment is situated on the second floor which is accessed via stairs through well-presented communal hallways. A private front door then leads into the entrance which houses a two large storage cupboards and doors to principal rooms.

There is a Spacious lounge which can easily accommodate a range of freestanding furniture with a patio door which leads out onto the balcony. The south facing balcony enjoys beautiful views over the landscaped communal gardens. The kitchen is fitted with a range of base and eye level work units with space and plumbing for freestanding appliances.

There are two double bedrooms with the master benefiting from large built-in wardrobes and a contemporary ensuite shower room. The bathroom is fully tiled with suite comprising wash hand basin and panel bath with the shower above.

A garage is conveyed with the property.

SECOND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

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.  
Made with Metagix C2025.

*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:** E

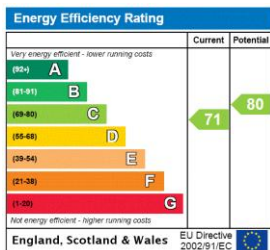
**TENURE:** Share of Freehold 985 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2300 per annum

## AT A GLANCE

- Second floor
- Two double bedrooms
- Large lounge diner
- Kitchen breakfast room
- Two Bathrooms
- Good storage
- South facing balcony
- Garage



Westbourne | 01202 767633 |

**Winkworth**