



Portarlington Road, Bournemouth, Dorset, BH4

£250,000 *Share of Freehold*



An immaculately presented two bedroom ground floor apartment set within the popular golden grid in Westbourne. The local popular shops bars and restaurants are just a short level walk away and you are also very close to the beach.

KEY FEATURES

- Ground floor
- Two double bedrooms
- Modern kitchen
- Contemporary shower room
- Lounge diner
- Garage



Westbourne

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DESCRIPTION

The property is situated on the ground floor which can be accessed via well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses a storage cupboard, an airing cupboard and doors to principal rooms.

The bright lounge is a good size which enjoys views over the communal gardens and there is ample space for dining table. The kitchen is fitted with a range of modern base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with fitted wardrobes and further space for freestanding furniture. The bathroom comprises of a contemporary suite to include WC and wash hand basin In set into a vanity unit and a walk-in double size cubicle shower.

A garage is conveyed with the apartment.





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

MATERIAL INFO

Tenure: Share of Freehold

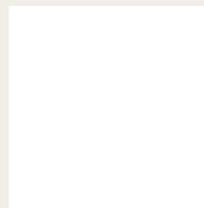
Term: 971 year and 3 months

Service Charge: £1140 per annum

Council Tax Band: C

EPC rating: E

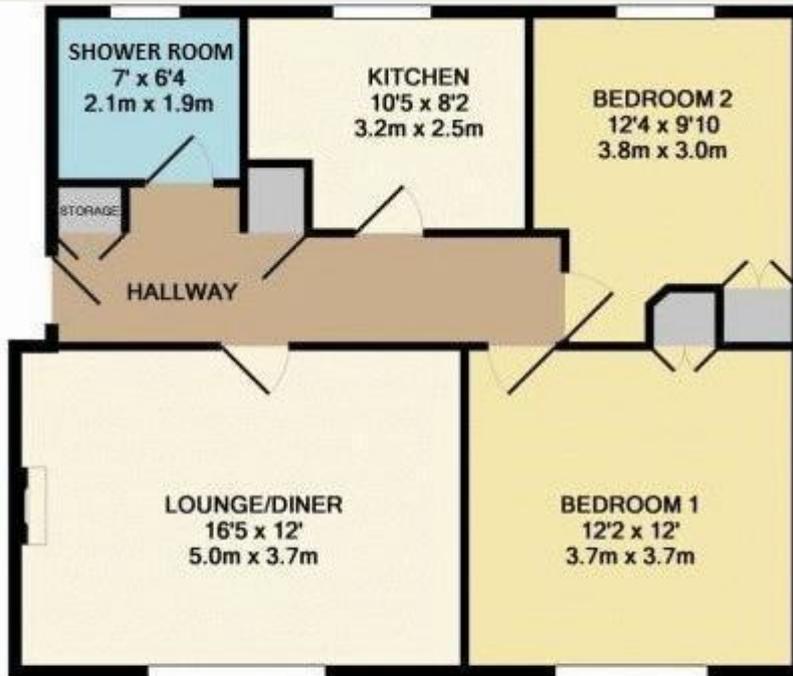
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 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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