



CRANSLEY COURT, 18 PORTARLINGTON ROAD, WESTBOURNE, BOURNEMOUTH, BH4

£240,000 SHARE OF FREEHOLD

A spacious two bedroom ground floor apartment set within a purpose built development on the popular tree lined Portarlington road in Westbourne. The shops bars and restaurants are a short walk away as is the award winning beach. The property enjoys lovely views over the communal gardens but would benefit from some updating in areas.

Purpose built | Ground floor | Two double bedrooms | Lounge diner |
Fitted kitchen | Modern bathroom | 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 ground floor which is accessed via a communal entrance. A private front door leads into the entrance hall which runs the length of the apartment, houses two large storage cupboards and doors to principal rooms.

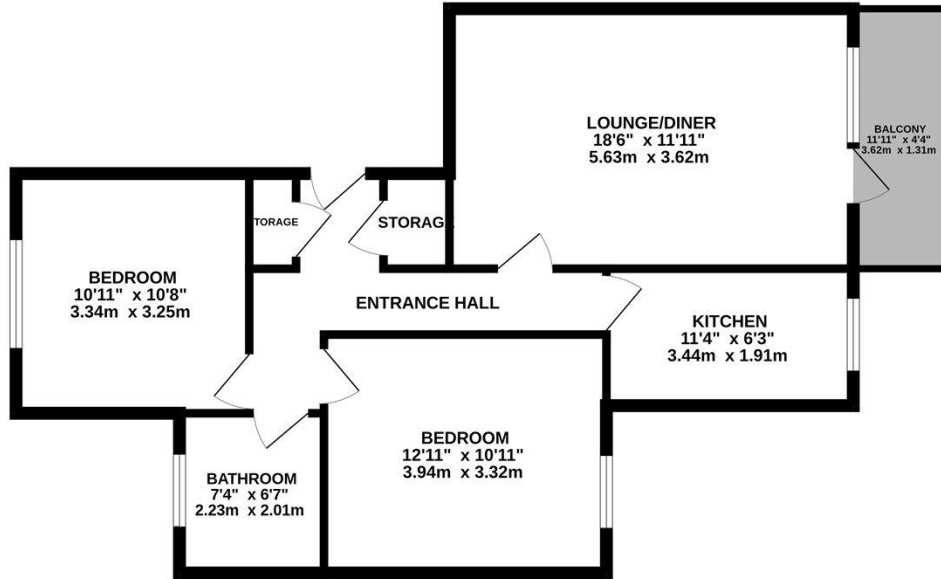
There is a very large lounge enjoying lovely views over the communal gardens. There is ample space dining table and access onto the balcony via a patio door. The kitchen is fitted with a range of base and eye level work units for space and plumbing for domestic appliances and there is a modern wall mounted combination boiler.

There are two generous double bedrooms both with fitted wardrobes and space for freestanding furniture. The bathroom is fully tiled with comprising of a WC, wash hand basin and large walk-in shower.

The balcony enjoys a sunny south aspect with views directly onto the beautiful manicured communal gardens.

A garage is conveyed with the property.

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metroplan ©2024

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 180 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2600 PER ANNUM

AT A GLANCE

- Purpose built
- Ground floor
- Two double bedrooms
- Lounge diner
- Fitted kitchen
- Modern bathroom
- South facing balcony
- Garage

Westbourne | 01202 767633 |

Winkworth