



## PORTARLINGTON COURT, PORTARLINGTON ROAD, BOURNEMOUTH, BH4

### **£240,000 SHARE OF FREEHOLD**

This bright two bedroom top floor apartment is situated in one of Westbourne's most popular tree lined roads which is a short level walk to the shopping and leisure facilities whilst also being near to the beach. The property offers good size accommodation throughout and is offered with vacant possession.

Second floor | Two double bedrooms | Lounge diner | Fitted kitchen |  
Contemporary shower room | Sunny 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 can be accessed via stairs through well presented communal hallways.

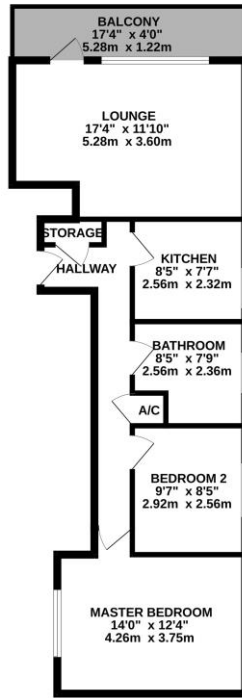
A private front door leads into the entrance hall, which houses a storage cupboard, runs the length of the apartment with Jules to principal rooms.

There is a good size lounge which is ample room for dining table and access through a patio door onto the sunny south facing balcony. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size double bedrooms, both with large windows and fitted wardrobes to the master. There is a contemporary shower room which is fully tiled with suite comprising WC, wash hand basin and walk in cubicle shower.

A garage is conveyed with the property.

SECOND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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 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: B**

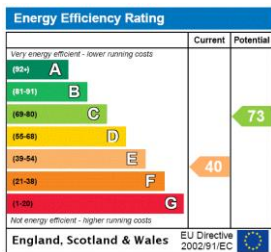
**TENURE:** Share of Freehold 977 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1040 per annum

**AT A GLANCE**

- Second floor
- Two double bedrooms
- Lounge diner
- Fitted kitchen
- Contemporary shower room
- Sunny balcony
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