



**ROXBOROUGH, PORTARLINGTON ROAD, BOURNEMOUTH, BH4**

**£275,000 SHARE OF FREEHOLD**

This well presented two double bedroom ground floor apartment is situated in one of Westbourne's most popular roads which sits just a short level walk to the shops and the beach. The apartment benefits from bright south facing accommodation with generously sized rooms, private terrace and an allocated garage.

Two Bedrooms | Ground Floor | Spacious Rooms | South Facing Terrace |  
Ample Storage | Allocated Garage | No Chain | Vacant possession |  
Shared Freehold

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

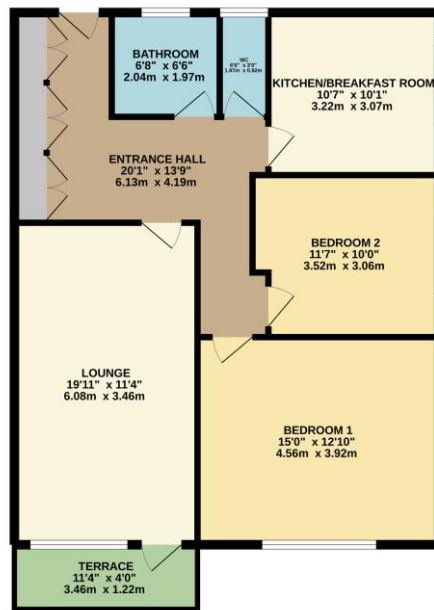
The apartment is situated on the ground floor which is accessed via well presented communal hallways.

A private front door then leads into the entrance hallway which houses several storage cupboards and door to principal rooms. The large lounge is a particular feature of the apartment with large South facing windows and a patio door leading onto the terrace. There is a gate from the terrace which leads directly into the well manicured communal garden. The kitchen breakfast room is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with space for . The bathroom is tiled and comprises a modern white suite to include bath and wash hand basin whilst there is a separate WC.

A garage is also conveyed with the property as well as ample visitor parking on a first come first basis. Vendors suited.

GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, drawings, sections and/or other forms are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee is to be taken regarding their operation or efficiency can be given.  
Made with Metropix (2022)

*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:** BCP Council

**SERVICE CHARGE:** £1652 per annum

## AT A GLANCE

- Two Bedrooms
- Ground Floor
- Spacious Rooms
- South Facing Terrace
- Ample Storage
- Allocated Garage
- No Chain
- Vacant possession
- Shared Freehold

Westbourne | 01202 767633 |

**Winkworth**