



BEVERLEY GRANGE, PORTARLINGTON ROAD, BOURNEMOUTH, BH4

£165,000 LEASEHOLD

******CASH BUYERS ONLY DUE TO SHORT LEASE****.**

This two bedroom apartment is situated in a well managed pitched roof purpose built development on the popular tree lined Portarlington road which is a short level walk to the shops, bars and restaurants in Westbourne whilst also being near to the award winning beach. The property requires internal refurbishment to realise its true potential and a lease extension. It is estimated that the lease extension will cost in the region of £60,000 however buyers must make their own investigation into this.

Second floor | Two bedrooms | Lounge diner | Fitted kitchen | Balcony |
Garage | 43 year lease | Requires refurbishment

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

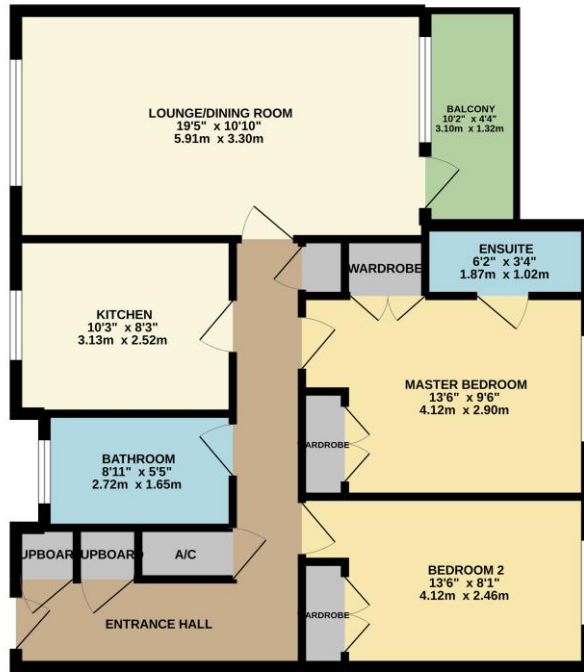
The apartment is situated on the second floor which is accessed stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment houses two storage cupboards and doors to principal rooms.

The lounge is a good size with dual aspect windows and room for dining table and access onto the private balcony via a patio door. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two bright double bedrooms with the master bedroom having the added benefit of an ensuite toilet and fitted wardrobes. There is a family bathroom with suite comprising of the WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property.

TOP FLOOR
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA - 756 sq.ft. (70.3 sq.m.) approx.
While 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.
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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: C

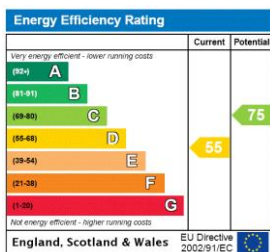
TENURE: Leasehold – 43 Years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2600 per annum

AT A GLANCE

- Second floor
- Two bedrooms
- Lounge diner
- Fitted kitchen
- Balcony
- Garage
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