



BEAU COURT, PORTARLINGTON ROAD, BOURNEMOUTH, BH4

£169,950 LEASEHOLD

Cash buyers only due to 45 year lease.

This two bedroom first floor apartment is situated in one of Westbourne's most popular tree lined roads. The shops bars and restaurants are just a short walk away as is the beach and good travel connections. The property does require refurbishment throughout to realise its true potential. Vacant possession.

Cash buyers only due to lease length | Purpose built | First floor Two double bedrooms | Large lounge diner | Fitted kitchen | One 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

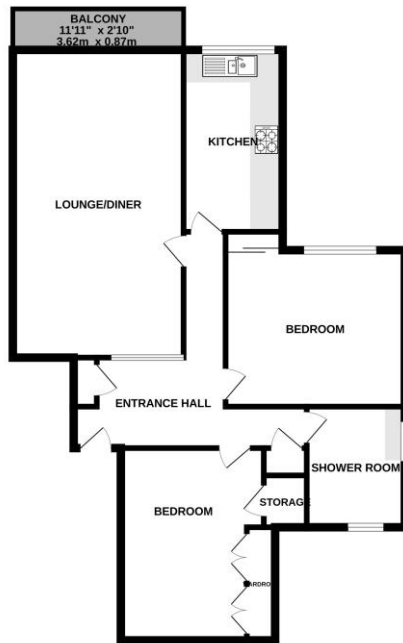
The property is situated on the first floor, which is accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which houses a storage cupboard and doors to principal rooms.

The lounge diner is a particular feature of the property, enjoying a South aspect, access onto the balcony for a patio door and there is ample room for a dining table. The kitchen is fitted with a range of base eye level work units for the wall mounted combination boiler and space and plumbing for domestic appliances.

There are two generous double bedrooms, both with room for freestanding furniture. The bathroom is tiled and comprises of a suite to include WC, wash and basin and panel bath with shower above.

A garage is conveyed with the property.

FIRST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error arising from this information. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2013

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: D

TENURE: Leasehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1860 PER ANNUM

AT A GLANCE

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