



## DEVONSHIRE LODGE, PORTCHESTER ROAD, BOURNEMOUTH, DORSET, BH8

### **£300,000 LEASEHOLD**

A bright and well presented garden apartment situated close to local amenities and good transport links in Bournemouth. The property offers modern contemporary accommodation throughout with a large private garden which accommodates a garden cabin.

Ground floor | Two bedrooms | Large lounge diner | Contemporary kitchen | Modern bathroom | Large private garden | Allocated parking | Garden cabin

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 with well-presented communal hallways. A private front door then leads into the entrance hallway which runs the length of the apartment housing a store cupboard and doors to principal rooms.

The lounge is a particular feature of the property benefiting from a bay window overlooking the deck and garden and double patio doors leading outside. Throughout the lounge and open plan kitchen there is an oak veneer flooring, contemporary wall mounted radiators and a feature sky light. The kitchen area is fitted with a range of base and eye level work units with integrated appliances and mid-level AEG over and Quartz work top.

There are two double bedrooms with the master having the added benefit of a rear aspect with double doors leading into the garden. The bathroom is fully tiled and comprises of a designer suite to include an enclosed cistern WC, wash hand basin and bath with rain water shower head above.

The garden is a fantastic size and benefits from a large decked area with steps down to the lawn. There is an outdoor cabin which benefits from full power at the end of the garden, the cabin is perfect for use as a large office, studio or gym. An allocated parking space is conveyed with the apartment.



*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:** A

**TENURE:** Leasehold 116 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3200 per annum

## AT A GLANCE

- Ground floor
- Two bedrooms
- Large lounge diner
- Contemporary kitchen
- Modern bathroom
- Large private garden
- Allocated parking
- Garden cabin

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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