



Asking Price

£215,000

Share of Freehold

PORTARLINGTON ROAD, BOURNEMOUTH BH4 8BZ



- ◆ TOP FLOOR (2ND)
- ◆ SOUTH FACING BALCONY
- ◆ ONE BEDROOM
- ◆ PURPOSE BUILT

A well proportioned, one bedroom, top floor apartment situated within the heart of the golden grid and benefiting from a secure lock-up garage as well as an interest within the freehold.

Property Description

Romney Court was built during the 1950's and comprises two blocks of six apartments arranged over three stories. This particular apartment is positioned on the second floor and boasts a south facing sun balcony on the rear elevation as well as having its own secure lockup garage. The accommodation currently comprises of a living room, large double bedroom, family bathroom and a separate kitchen. Furthermore we have been informed by the owners that there is a comprehensive schedule of external maintenance works which are currently being tendered for and will be covered by the existing maintenance reserve.

Gardens and Grounds

The communal gardens are mature in their nature with the boundaries clearly defined by established tree stock and hedges. The driveway leads around the property to the rear where there are two blocks of garages, of which one is conveyed with this property.

Extra Information:

Length of Lease: Granted 2001 - 999 years.
 Service Charge Details: £393 per quarter (£1,572 p.a)
 Type of letting permitted - term of 6 months

Location

The property is situated in Westbourne's most popular Golden Grid residential location with a level walk from Westbourne village with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities. The sea front can be easily reached via the wooded walk through Alum Chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities. Bournemouth is a large coastal resort town with award-winning beaches on the south coast of England. To the east lies the famous Jurassic Coast – a World Heritage Site. Bournemouth has excellent transport connections via rail, bus, road or sea. The town has historic tropical gardens, golden sands and surfing, panoramic views from the clifftops and a bustling town centre. There are plenty of indoor and outdoor attractions including museums, galleries and many cosmopolitan restaurants, cafes and bars. Bournemouth's climate and location has made it a popular destination for visitors. The town is also a regional centre of business and home of the Bournemouth International Centre (BIC).



Size: 395 sq ft (36.7 sq m)

Heating: Night Storage

Glazing: Double glazed

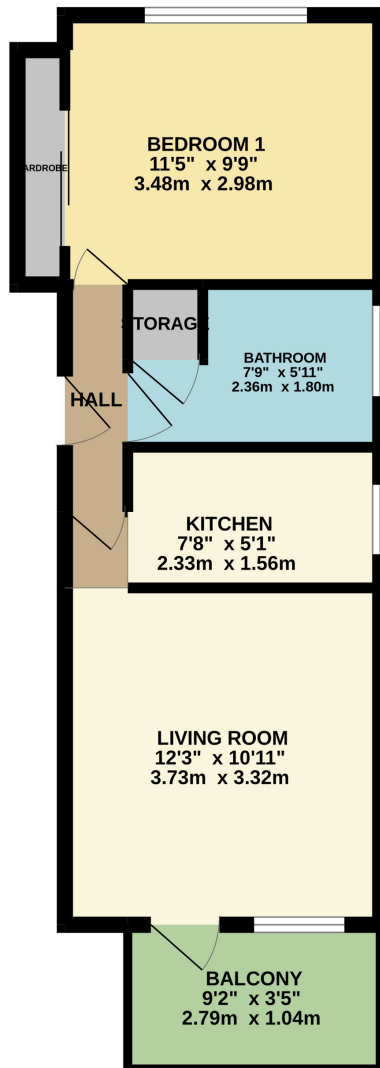
Parking: Driveway and garage

Garden: South

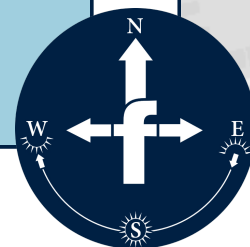
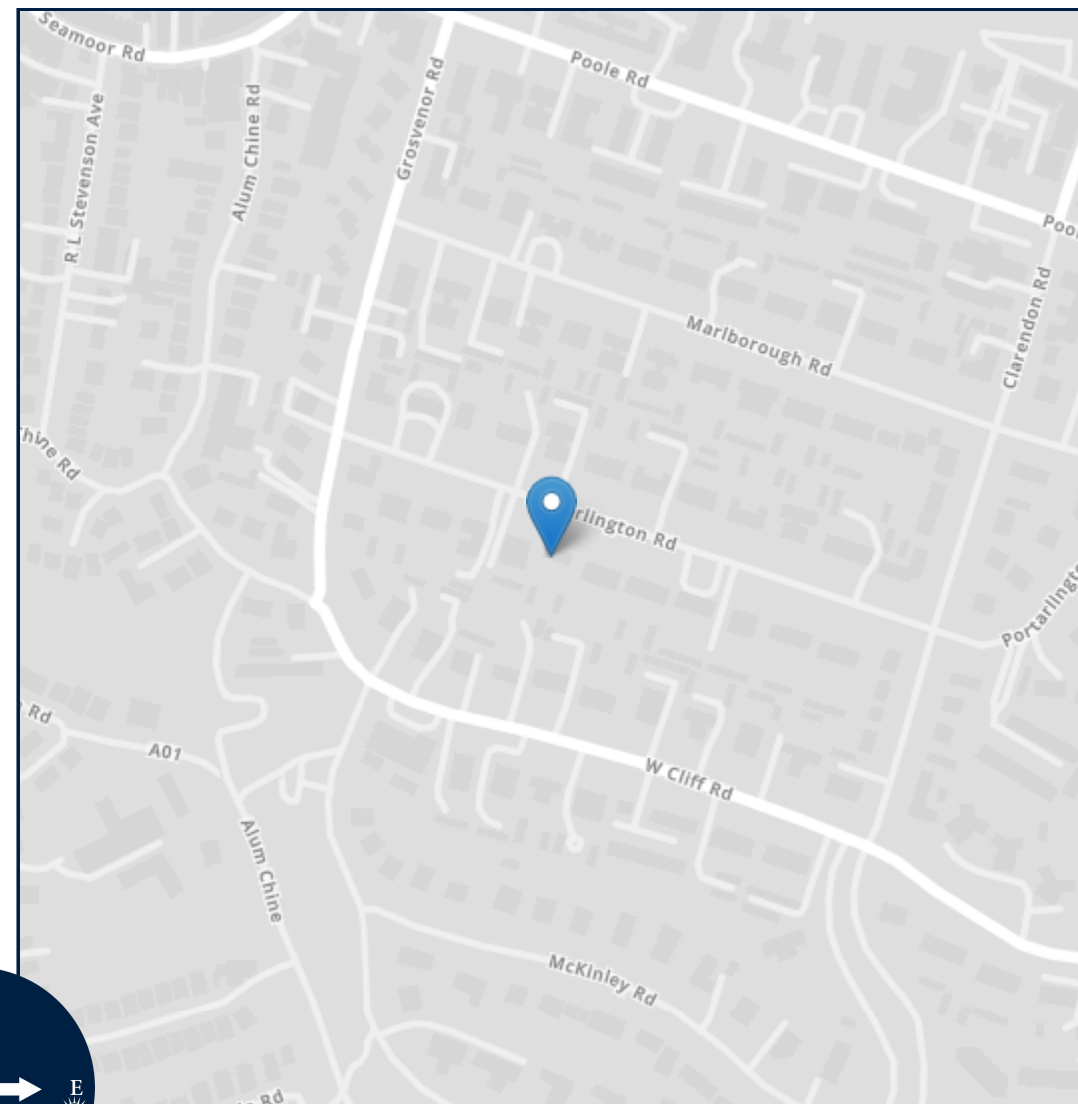
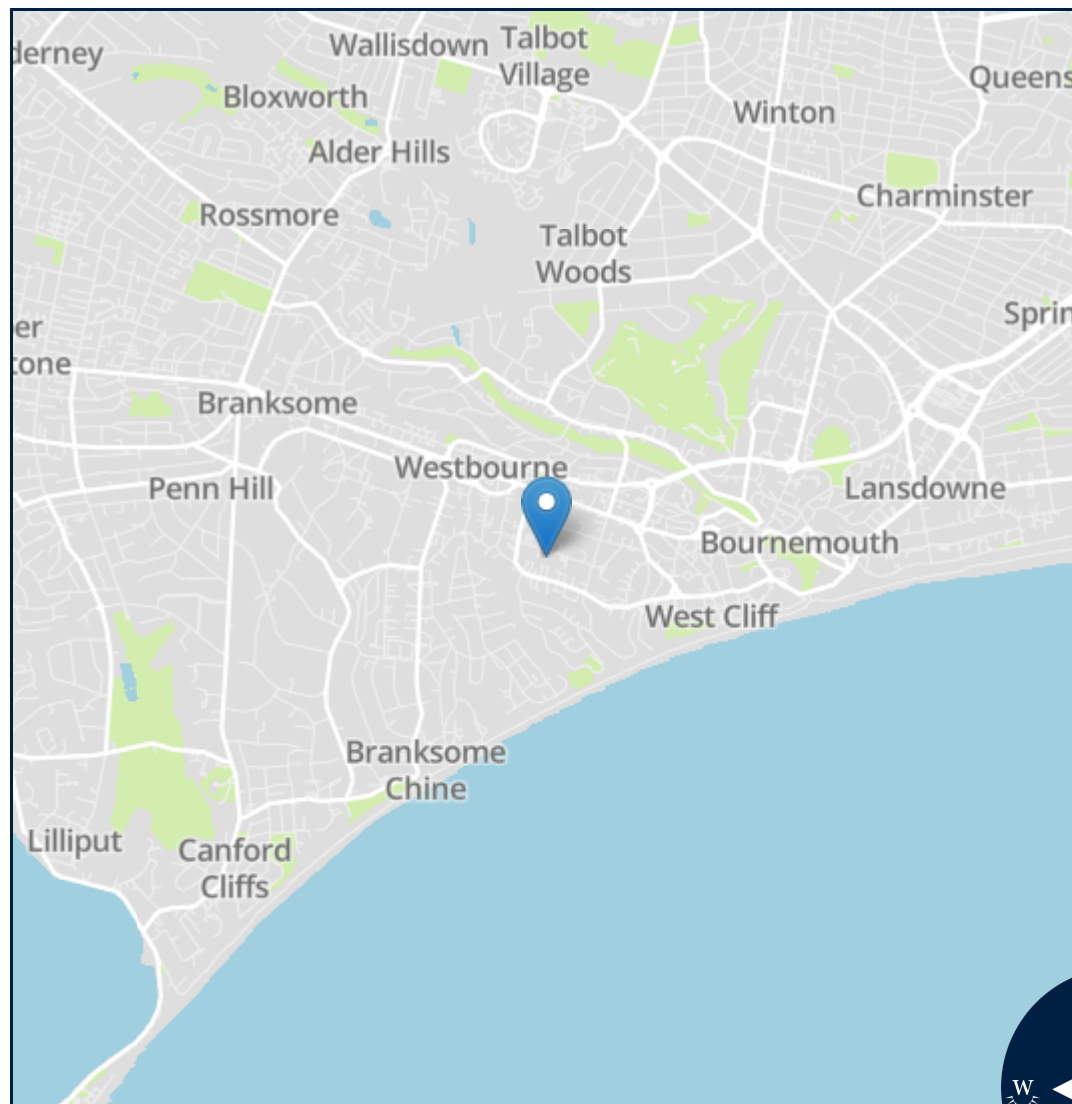
Main Services: Electric, drains, water, telephone

Council Tax Band: B

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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