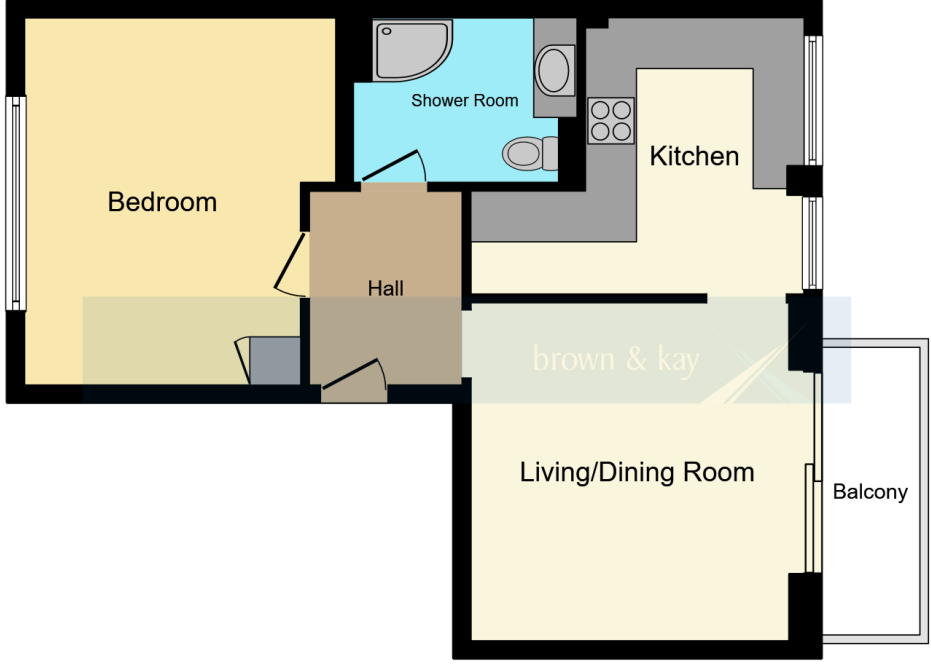




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



**Email:** sales@brownandkay.co.uk **Web:** www.brownandkay.co.uk **Tel:** 01202 765995





## Flat 11, Romney Court 28 Portarlington Road, WESTBOURNE BH4 8BZ

£219,950

### The Property

Brown and Kay are delighted to market for sale this beautifully presented apartment well located in the favoured 'Golden Grid' location, just a short stroll to Westbourne Village and within walking distance of the beach. This home occupies a top (second) floor position within this low rise development, and the tastefully decorated interior features a stunning and stylish kitchen with integrated appliances, a lovely lounge which opens on to the south facing balcony, a generous bedroom and modern shower room.

Furthermore, there is the added benefit of a 'park-in' garage, no forward chain and with a share of the freehold this would make a great main home or holiday home alike.

Romney Court is well positioned on the sought after Golden Grid being with a leisurely stroll of Westbourne village with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall, as well as bus services which operate to surrounding areas. Explore a little further and you can meander through leafy Chine walks which lead you directly to miles upon miles of impressive sandy shores and promenade which stretch to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets - To be advised  
Pets - Not permitted

### COMMUNAL ENTRANCE

Secure entry system with stairs to the top floor.

### DOOR TO APARTMENT ENTRANCE HALL

Radiator.

### LOUNGE

12' 0" x 11' 1" (3.66m x 3.38m) A lovely room with leafy outlook and double glazed doors to the balcony.

### BALCONY

With sunny aspect and outlook over the communal grounds.

### KITCHEN

10' 2" x 11' 0" Max into L-Shape (3.10m x 3.35m) A stylish and beautifully appointed kitchen which has been recently installed comprising a good range of wall and base units, inset sink drainer, integrated washer/dryer, work surface with inset NEFF induction hob, unit housing oven, integrated dishwasher, integrated fridge/freezer, integrated wine cooler, cupboard housing Glow-worm boiler. Double glazed windows overlook the well maintained communal grounds.

### BEDROOM

13' 5" x 11' 4" (4.09m x 3.45m) Double glazed front window, fitted window blinds, radiator, storage cupboard.

### SHOWER ROOM

8' 0" x 5' 10" (2.44m x 1.78m) Corner shower cubicle with wall mounted shower, wash basin inset in vanity unit with cupboard under, low level WC, tiled walls and flooring, heated towel rail.

### OUTSIDE

The gardens are well maintained with lawned area bordered by mature shrubs and trees.

### GARAGE

'Park-in' Garage with up and over door (installed 2023).

### TENURE-SHARE OF FREEHOLD

Length of Lease - 999 years with peppercorn ground rent

Maintenance - Circa £1,500.00 per annum, awaiting the latest invoice for confirmed figures.

Management Agent - Glide Property Management (South Coast)

### COUNCIL TAX BAND-B