



**Flat 8 Wesley Grange 7 Portarlington Road,  
Bournemouth, Dorset BH4 8BU  
£300,000 Share of Freehold**



## About the Property

Upon entrance to Wesley Grange a sweeping driveway provides access to the garages and entrance to the block with intercom system. Stairs lead to the first floor landing. A deceptively spacious entrance hall providing access to the principle accommodation with fitted cupboard with mirrored sliding doors.

The living room/dining room has a beautiful dual aspect providing an extremely bright aspect with door leading onto the South facing balcony. The kitchen has a range of eye and low level cupboards with space for freestanding appliances including oven, washing machine, fridge and freezer, outlook onto the rear of the block.

There are two generous bedrooms, both benefiting from fitted wardrobes. There is a family bathroom and separate WC.

To the front of the block is a generous communal garden with high hedging providing privacy and seclusion. The property comes with a single garage.

Tenure: Share of Freehold

Remainder of 999 year lease

Service Charge: £853.50 per half year / £1,707 per annum

No pets or holiday lets

Council Tax Band: D

## Key Features

- Exceptional living accommodation
- Family bathroom and separate WC
- Open entrance hall with storage
- Share of freehold
- No forward chain
- Two double bedrooms with fitted wardrobes
- South facing balcony
- Garage in block
- Long lease
- Fantastic location within a level walk to shops and regular bus routes

FIRST FLOOR







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