



**6 Maitlands, 8 Portarlington Road, Westbourne,  
Bournemouth BH4 8BT  
£325,000 Share of Freehold**





## Property Summary

A beautifully presented first floor apartment located in the sought after 'GOLDEN GRID' only a short walk from the beach, town centre and Westbourne. Offering two double bedrooms, South facing balcony, generous living accommodation and garage, offered to the market with no forward chain.



## Key Features

- Two double bedrooms
- Modern kitchen
- Living room
- Newly painted throughout
- Brand new South facing balcony
- Garage
- Fitted wardrobes
- No forward chain
- Council tax band D
- Share of freehold & long lease



## About the Property

Intercom system allows access into the building with staircase to the first floor landing. Upon entering the property is the entrance hall which widens with two storage cupboards. The living/dining room is South facing with a pleasant outlook onto the well maintained garden and door leading onto the sunny aspect balcony. The kitchen has a range of eye and low level cupboards, integrated electric oven with electric hob and extractor fan above. Plumbing and space for washing machine, space for fridge/freezer.

There are two double bedrooms, the master with dual aspect creating an abundance of light. The second bedroom benefits from a fitted wardrobe. The bathroom has part tiled walls and two piece suite comprising panel bath with shower above and wash hand basin with vanity unit under. There is a separate WC.

The property benefits from a single garage in block and allocated parking space with three visitor parking spaces on a first come, first serve basis.

This property would make an ideal home or investment opportunity, it is ready to move into and viewings are highly recommended.

Tenure: Share of Freehold

Lease: Remainder of a 999 year lease

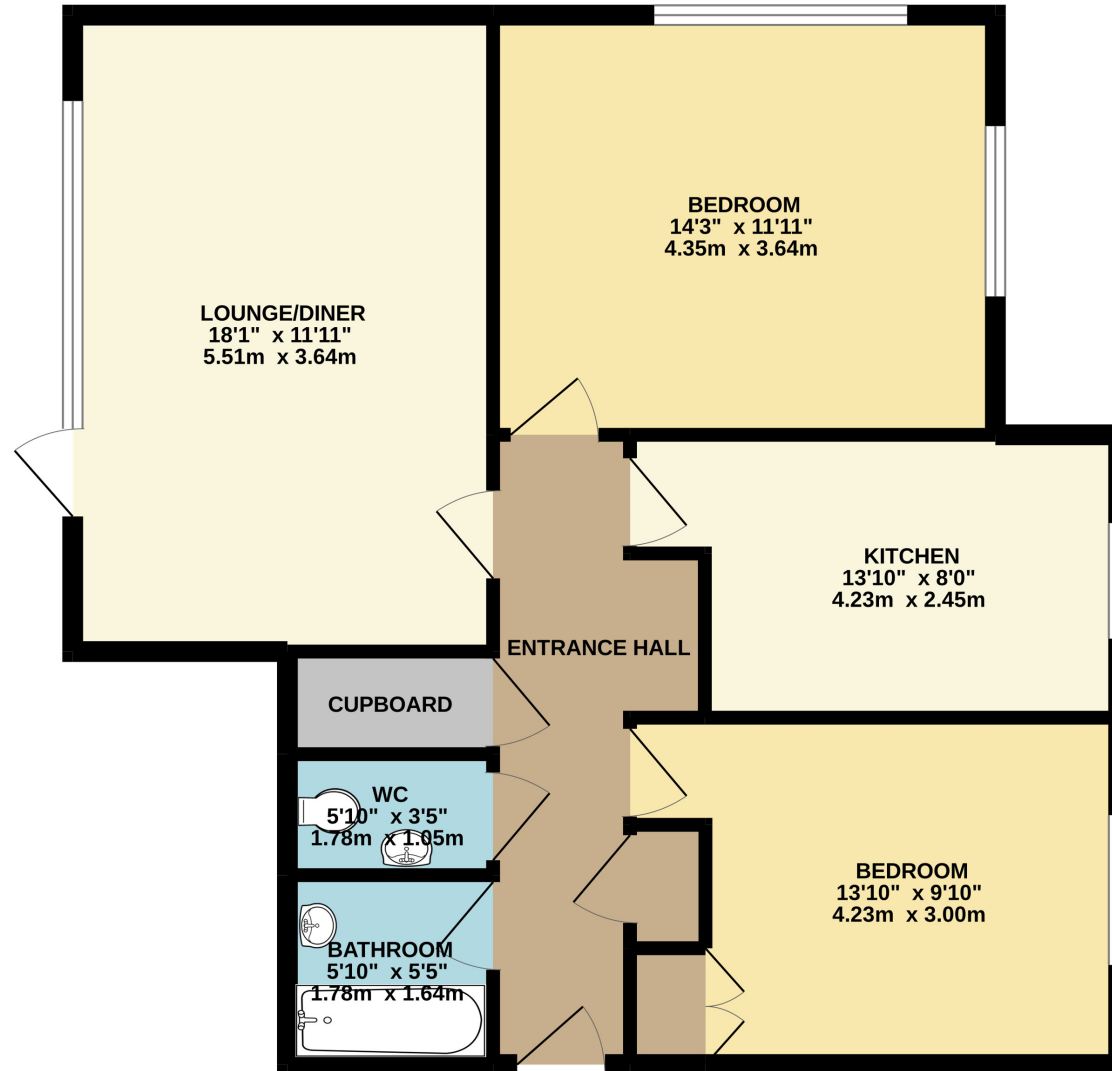
Service Charge: £145 per month

No dogs, indoor cat permitted

No holiday lets permitted



FIRST FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## About the Location

'MAITLANDS' is ideally located in the sought after 'GOLDEN GRID' area in a quiet residential road, just a short walk from the award winning beaches, Bournemouth town centre and the vibrant Westbourne village. Westbourne's popular amenities offers an eclectic mix of independent shops, including Marks & Spencer Foodhall, bars, bistros and restaurants. Bournemouth town centre is also within close proximity and offers a wide range of leisure, entertainment and shopping facilities as well as the renowned sandy beaches found at Pier Approach. There are good transport links providing easy access by road and rail to Southampton and London with railway stations to be found at Branksome and Bournemouth.



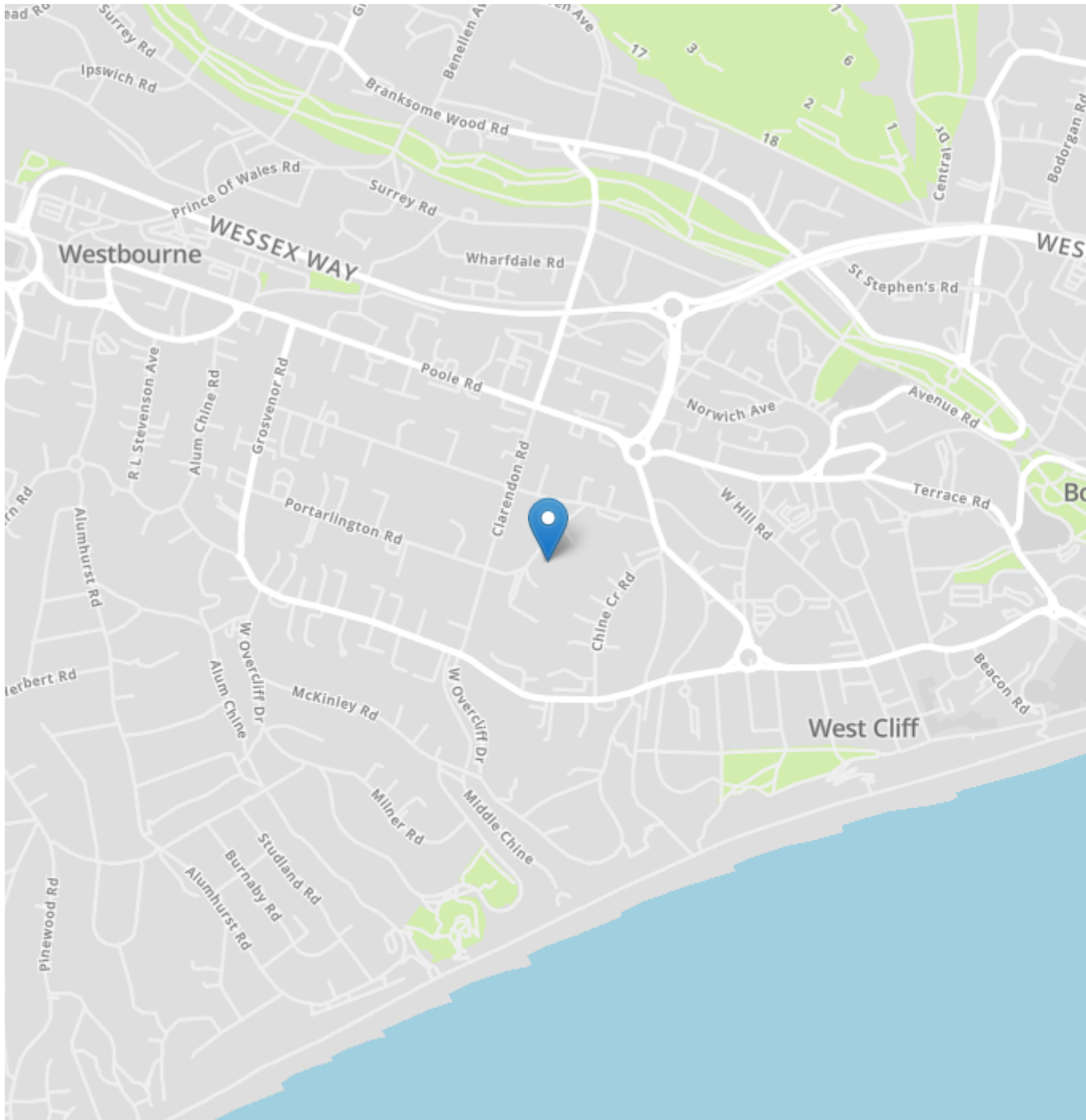
## About Mays


Mays is a family run business and an established local agent for sales and lettings in both Bournemouth and Poole, with two prominent high street offices in Lilliput and Westbourne.

We are a truly independent Estate Agents with genuine and dedicated professionals able to offer extensive local knowledge to anyone moving within or hoping to relocate to the BH postcode.

We are proud of our solid reputation, genuine enthusiasm and passion for all things property. We care about our clients and are committed to delivering a first-class service using state of the art technology.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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