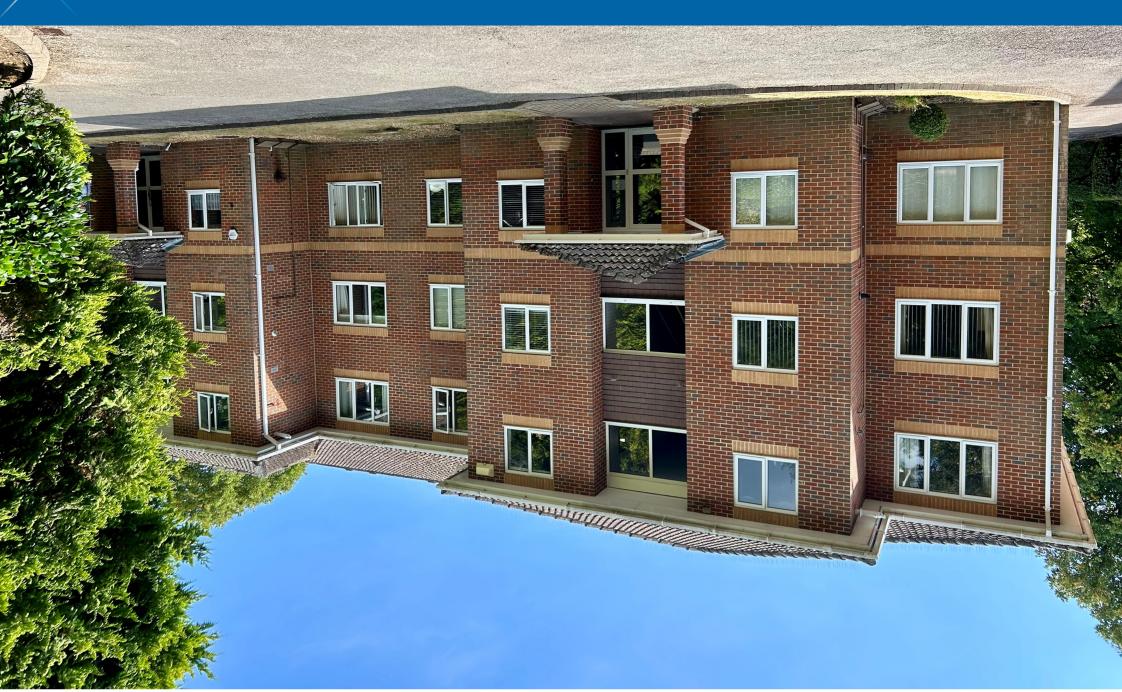
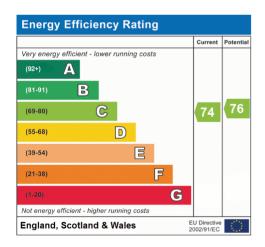
brown & kay

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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 it so win inspection(s). Powered by www.Propertybox.io

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Flat 10, Mansfield Court, 26 Portarlington Road, WESTBOURNE, Dorset BH4 8BZ

£260,000

The Property

Brown and Kay are delighted to market this two double bedroom apartment ideally located on the sought after Golden Grid, within walking distance of both Westbourne and the beach. The home enjoys a first floor position within this low rise development and boasts generous and well proportioned accommodation to include a 20' lounge/dining room with access to the balcony, fitted kitchen with space for dining table, two good size bedrooms both with en-suites and a further w.c. Furthermore, there is the added benefit of a garage with electric up and over door, and together with a share of the freehold and no forward chain this would make an excellent property choice.

Mansfield Court enjoys a super position on the highly desirable Golden Grid ideally located to take advantage of all the area has to offer. Westbourne with its bustling atmosphere is located within walking distance and offers a range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also within comfortable reach is the Chine with leafy pathways meandering on to miles upon miles of golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and nearby train stations located at both Branksome and Bournemouth.

COMMUNAL ENTRANCE

Stairs to first floor.

HALLWAY

Doors to all primary rooms, airing cupboard, storage cupboard, secure entry phone system.

LIVING ROOM

20' $6\text{"}\,x$ 11' $9\text{"}\,(6.25\text{m}\,x$ 3.58m) Double glazed sliding doors out to balcony.

BALCONY

Sunny aspect, views over communal gardens.

KITCHEN/BREAKFAST ROOM

20' 2" x 8' 0" (6.15m x 2.44m) Double glazed window to front aspect. Mix of base and wall units with roll edge work surfaces. Fitted induction hob with extractor over, fitted electric oven, integrated dishwasher, space for washing machine and fridge freezer. Matching cupboard housing a 'Glow-worm' boiler.

W.C

Wash hand basin, w.c.

BEDROOM ONE

 $17'5" \times 10'4"$ (5.31m $\times 3.15m$) Double glazed window to rear aspect, fitted wardrobe with sliding doors, door to en-suite bathroom.

EN-SUITE BATHROOM

Frosted double glazed window to side aspect, bath with mixer taps, wash hand basin, w.c, radiator.

BEDROOM TWO

11' 6" \times 10' 4" (3.51m \times 3.15m) Double glazed windows to front aspect, built in wardrobes with sliding doors, door to ensuite.

EN-SUITE SHOWER ROOM

Frosted double glazed window to side aspect, shower cubicle, wash hand basin.

GARAGE

Up and over electric door, power and lighting.

MATERIAL INFORMATION

Tenure - Share of Freehold

Length of Lease - 963 years remaining

Service Charge - £2000 per annum

Management Agent - Scott Castle management limited. Holiday Lets & Pets - Neither are permitted under the terms of the lease

Parking - Garage with electric up and over door.

Utilities - Mains Electric, Gas and Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - E

EPC Rating - C