

Temple Trees, 13 Portarlington Road,
Bournemouth BH4 8BU

OIRO £300,000 Share of Freehold





Property Summary

Well presented top floor apartment situated in a highly sought after Golden Grid location. Offering two double bedrooms, two bathrooms, generous living accommodation, garage and offered to the market with no forward chain.



Key Features

- Top Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Entrance Hall
- Garage In Block
- South Facing Balcony
- Fitted Wardrobe
- Sought After Golden Grid Location
- No Forward Chain
- Council Tax Band E



About the Property

Temple Trees is ideally situated within just a short, level walk to the vibrant Westbourne Village and Bournemouth Town together with being closeby to the golden beaches. Westbourne village hosts a range of local amenities including Marks and Spencer food hall, bars, restaurants, bakery and so much more. Bournemouth Town has high street shopping with bus station and railway line with links to Weymouth and London Waterloo.

Sweeping driveway leads to the rear of the block where you can access the garage and visitor parking.

Intercom system allows access into the building with staircase to the second floor. On entering the property is a welcoming entrance hall with two storage cupboards and access to the principle accommodation. The lounge/dining has a southerly aspect with sliding doors leading onto the balcony, an ideal space to enjoy a summers evening. The kitchen has a range of eye and low level cupboards, built in oven and gas hob with extractor above and space for freestanding washing machine and fridge/freezer.

There are two generous sized bedrooms, the master benefiting from modern en-suite shower room and fitted wardrobes. The family bathroom completes the accommodation.

The communal grounds are extremely well maintained with hedge row borders giving privacy to the block. Viewings are highly recommended.

Tenure: Share of Freehold

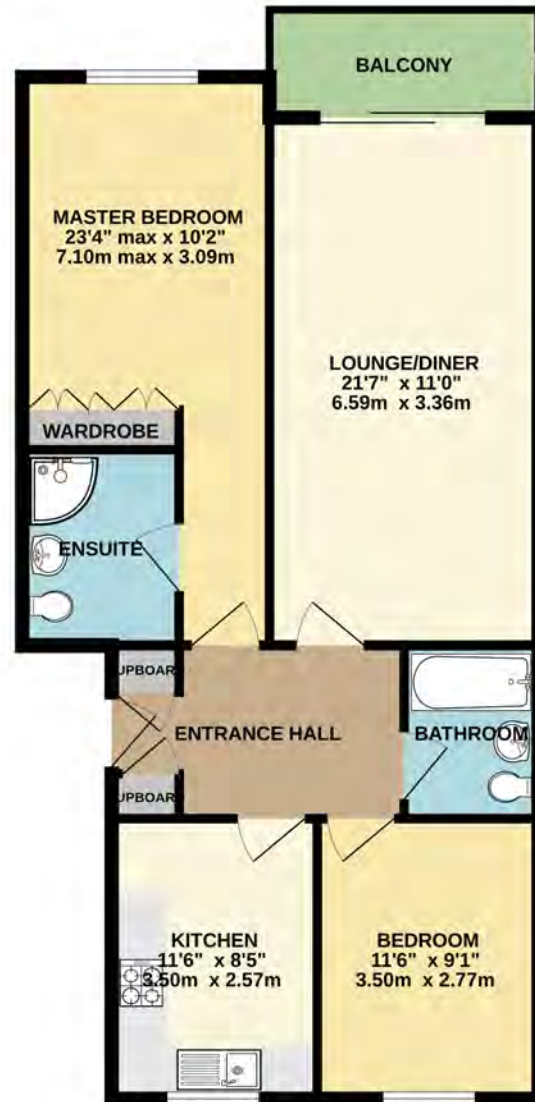
Lease Length: 999 years from 2012

Service Charge: £2,700 per annum - This includes buildings insurance, water/sewage, communal cleaning and gardening and general repairs to the building.

We have been advised that pets and holiday lets are not permitted.



SECOND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TEMPLE TREES

TOTAL FLOOR AREA: 800 sq.ft. (74.3 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

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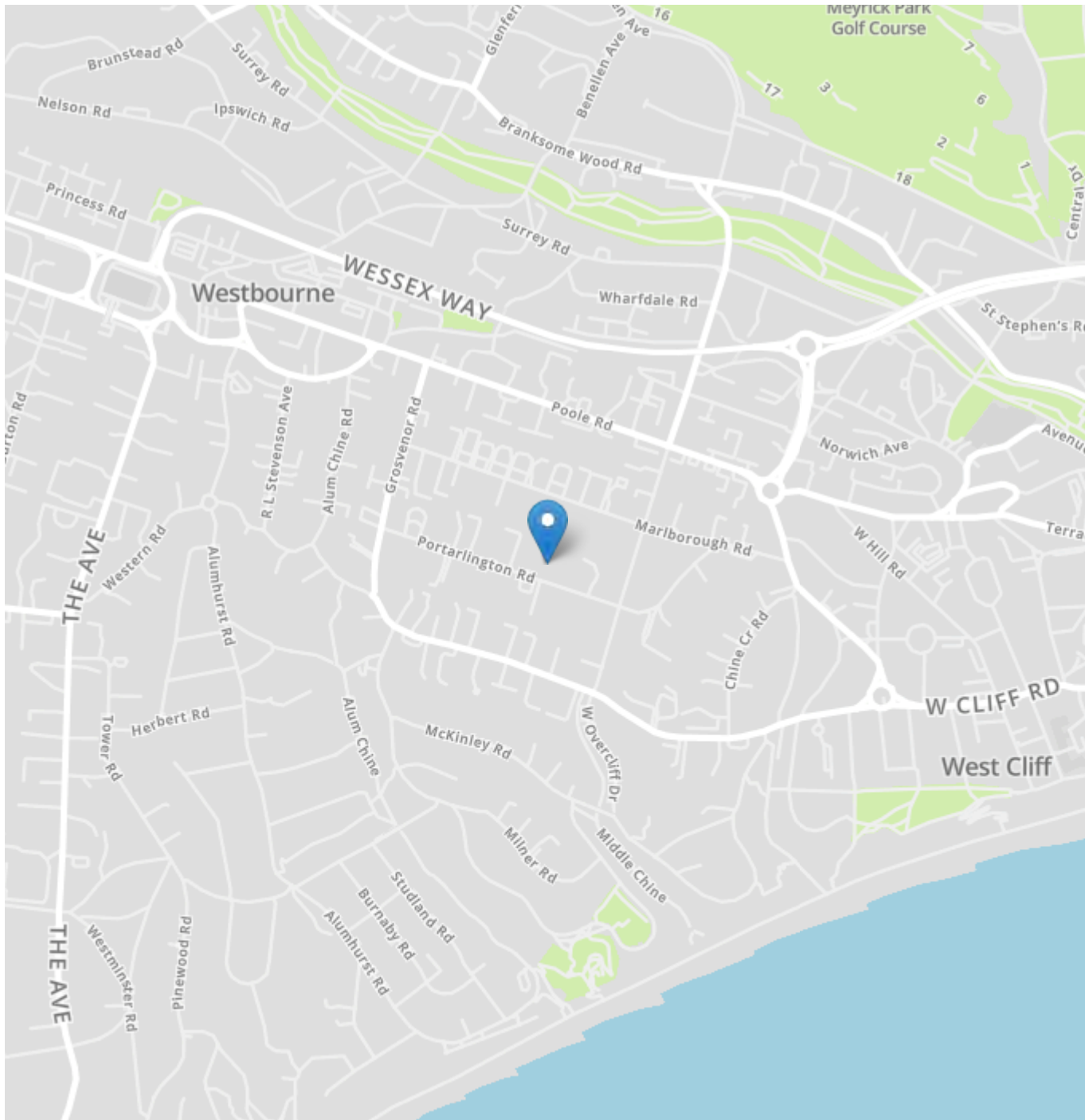



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

Mays Estate Agents - Westbourne

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

