



Flat 10, Roxborough 9 Portarlington Road, WESTBOURNE, Dorset BH4 8BU

£315,000

brown & kay



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## THE PROPERTY

Brown and Kay are delighted to market this stunning apartment located on the highly sought after Golden Grid of Westbourne. This beautifully appointed home sits on the top (second) floor of this low rise development and has been subject to many upgrades. Affording a tasteful interior and underfloor heating, the well proportioned accommodation boasts an entrance hall with an abundance of storage, southerly aspect living room with access to the balcony, an impressive and fully integrated kitchen/dining room, two bedrooms and a stylish shower room. Furthermore, there is a garage and with a share of freehold this 'turn key' apartment would make an excellent property choice, be it a main home or 'lock up and leave' holiday home.

Roxborough occupies a lovely position on the sought after Golden Grid ideally located to take advantage of all the area has to offer. Nearby are leafy Chines with pathways taking you directly on to miles upon miles of golden sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore in the opposite direction and you will find yourself in the heart of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

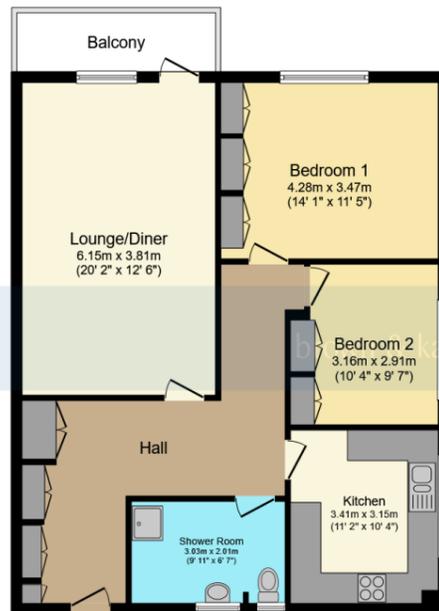
## MATERIAL INFORMATION

TENURE-Share Of Freehold  
 Length Of Lease - 999 years from 2005  
 Service Charge - £997.59 per half year.  
 Management Agent - Burns Hamilton  
 Pets & Holiday Lets - Holiday lets are not permitted. We are advised pets may be considered with prior written consent from the Lessor/Management/Directors.  
 Utilities - Mains Electricity and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band C  
 EPC Rating - C

## KEY FEATURES

- STUNNING APARTMENT
- QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- LARGE LOUNGE/DINER WITH BALCONY
- OVERSIZE SHOWER ROOM
- UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- WALKING DISTANCE TO WESTBOURNE & BEACH
- TENURE - SHARE OF FREEHOLD
- COUNCIL TAX - BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	72
(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	



Floor Plan  
 Floor area 83.9 sq.m. (903 sq.ft.)

Total floor area: 83.9 sq.m. (903 sq.ft.)

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