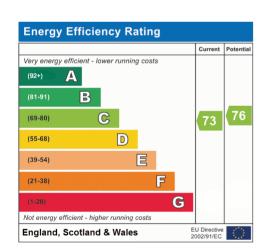
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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residential sales















# Flat 3, Stirling Court, 20 Portarlington Road, WESTBOURNE BH4 8BY

£250,000

### **The Property**

\*\*\*NO FORWARD CHAIN\*\*\* Brown and Kay are pleased to market this two bedroom apartment ideally located within walking distance of Westbourne and the beach. This lovely home enjoys a ground floor position and internally offers a lounge/dining room that features a large window with pleasant outlook, a fitted kitchen, two bedrooms and bathroom. The property further benefits from well maintained communal grounds and with the added benefit of a garage this is a must see home.

Stirling Court occupies a super position within the sought after location of Westbourne well located to take advantage of all the area has to offer. Within walking distance you will find the bustling village of Westbourne itself with an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can enjoy miles upon miles of glorious sandy beaches and scenic 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 train stations at both Branksome and Bournemouth.

### **COMMUNAL ENTRANCE HALL**

Secure entry system, door through to the apartment.

### **ENTRANCE HALL**

Storage cupboards, doors to the following rooms.

### LOUNGE/DINING ROOM

16' 11" x 11' 7" (5.16m x 3.53m) Rear aspect UPVC double glazed window enjoying a pleasant outlook over the gardens, radiator.

# KITCHEN

13' 0" x 8' 1" (3.96m x 2.46m) Range of wall and base units with work surfaces over, space and plumbing for washing machine, space for fridge/freezer, integrated oven and hob, wall mounted gas combination boiler.

### BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.

# BEDROOM TWO

9' 5" x 9' 0" (2.87m x 2.74m) Side aspect UPVC double glazed window, radiator, built-in wardrobe.

### **BATHROOM**

Suite comprising bath, w.c. and wash hand basin. Window.

### **COMMUNAL GROUNDS**

Stirling Court occupies well maintained communal grounds with area of lawn and established planting.

### **GARAGE**

In block.

# MATERIAL INFORMATION

Tenure - Share of Freehold Length of Lease - 999 years from 2005 Maintenance - £468 is payable per quarter (£1,872.00 per annum) Management Agent - Owens & Porter

Pets & Holiday Lets - Neither are permitted
Parking - Garage
Utilities - Mains Gas, Electric & Water

Drainage - Mains Drainage Broadband - Refer to ofcom website Mobile Signal - Refer to ofcom website

Council Tax - Band C EPC Rating - C