



Flat 2, Curzon Court, 11 Portarlington Road, WESTBOURNE BH4 8BU  
£250,000

brown & kay



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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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THE PROPERTY

Brown and Kay are pleased to market this two bedroom apartment located on the sought after Golden Grid of Westbourne. The home occupies a ground floor position and benefits from a 17' living room with access to a southerly aspect balcony, kitchen, shower room and two bedrooms. Furthermore, there is the benefit of a garage and share of freehold this would make an excellent property choice.

Curzon Court is well positioned to take advantage of all the area has to offer being within walking distance of the beach and amenities. The vibrant village of Westbourne is within comfortable reach and there you can indulge in the many cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Also within reach is Bournemouth town centre which offers a wide and varied range of shopping and leisure pursuits as well as the beautifully manicured gardens. For beach lovers, miles upon miles of sandy shores and promenade stretch from renowned Sandbanks to trendy Southbourne and beyond in the other direction.

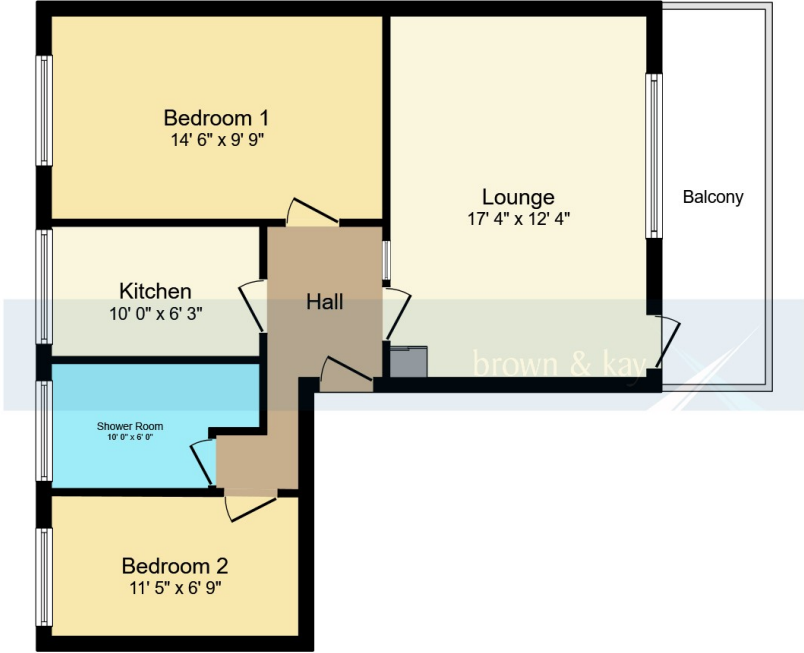
MATERIAL INFORMATION

- Tenure - Share of Freehold
- Lease Length - 975 years remaining.
- Service Charge - £578.83 per quarter.
- Managing Agent - Rebbecks Property Management
- Parking - Garage
- Utilities - Mains Electric, Gas and Water
- Drainage - Mains Drainage
- Broadband - Refer to ofcom website
- Mobile Signal - Refer to ofcom website
- Council Tax - Band C
- Pets and Holiday Lets - Pets nor holiday letting are permitted within the block

KEY FEATURES

- GROUND FLOOR APARTMENT
- TERRACE
- GARAGE
- SHARE OF FREEHOLD
- TWO BEDROOMS
- MODERN SHOWER ROOM
- MODERN KITCHEN
- 17' LIVING ROOM
- MUST SEE HOME
- COUNCIL TAX - BAND C
- SOUGHT AFTER GOLDEN GRID LOCATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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 642 sq.ft.

Total floor area: 642 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](http://www.Propertybox.io)