



Flat 2, 1 Bellmoor, Portarlinton Road, Bournemouth BH4 8BT

£250,000

brown & kay



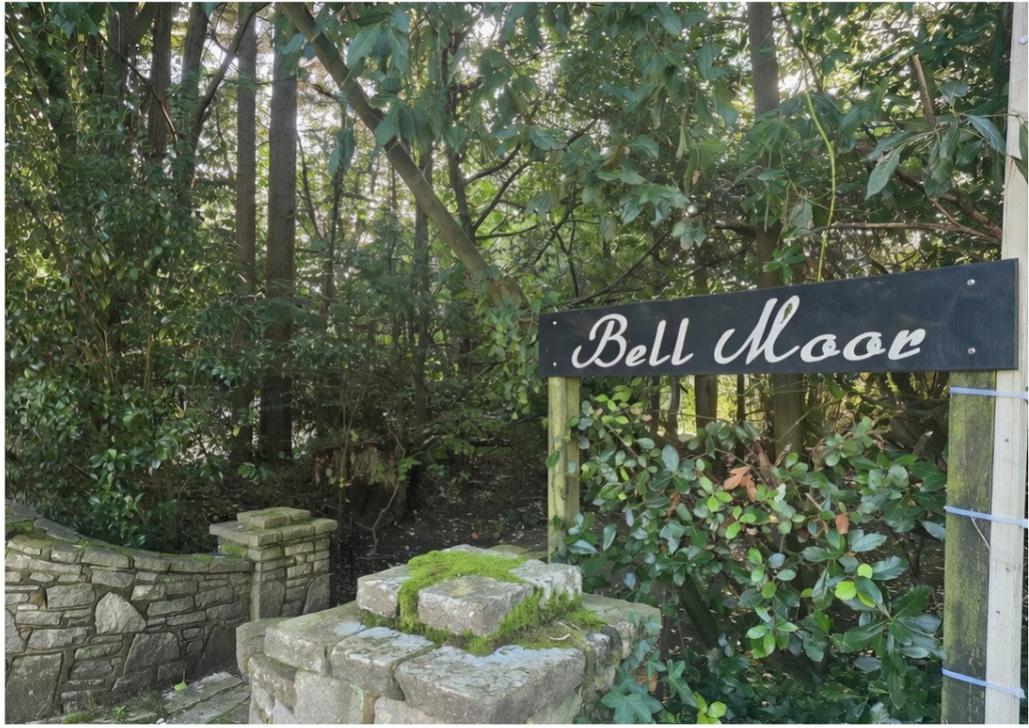
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

Brown and Kay are delighted to market this well presented two bedroom apartment occupying a pleasant position on the sought after Golden Grid. This lovely home enjoys a ground floor position and internally boasts a generous entrance hall with ample storage, a good size lounge, well fitted kitchen with integrated appliances, two spacious bedrooms both with fitted wardrobes and shower room. Additionally, there is a garage and with a share of freehold this would make an excellent property choice.

Bellmoor is situated in a lovely spot on the Golden Grid ideally placed to take advantage of all the area has to offer. The bustling village of Westbourne offers a wide and varied range of shopping facilities, cafe bars and restaurants together with the usual high street names such as Marks and Spencer food hall. With leisure in mind, glorious sandy beaches with promenade stretching from the famous Sandbanks to Bournemouth and beyond are nearby as are bus services which operate to surrounding areas and train stations with links to London Waterloo.

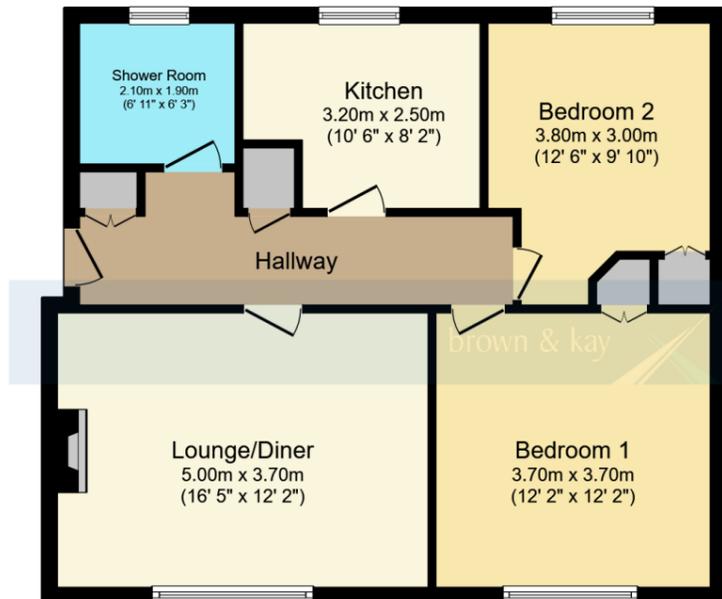
MATERIAL INFORMATION

Tenure-Share Of Freehold
 Length Of Lease - 971 years remaining.
 Service Charge - £1140 per annum.
 Management Agent - To be confirmed.
 Pets & Holiday Lets - Not permitted.
 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 - E

KEY FEATURES

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE
- GROUND FLOOR APARTMENT
- WELL PRESENTED
- CLOSE TO WESTBOURNE & BEACH
- SHARE OF FREEHOLD
- COUNCIL TAAX - BAND C
- SOUGHT AFTER GOLDEN GRID LOCATION
- WELL MAINTAINED GROUNDS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		75
D	(55-68)		
E	(39-54)	51	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 65.7 sq.m. (707 sq.ft.)

Total floor area: 65.7 sq.m. (707 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