

Beau Court

17 Portarlington Road, Westbourne BH4 8BX

£295,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

A bright and spacious top floor two double bedroom apartment. Perfectly situated in a desirable Westbourne location on tree lined Portarlington Road, with a share of the freehold, private balcony and garage.



## Key Features

- Bright & spacious top floor apartment
- Flexible living arrangement with designated lounge & dining areas
- Separate fitted kitchen
- Two spacious double bedrooms with fitted wardrobes
- Modern family bathroom
- Spacious balcony terrace offering leafy views
- Manicured communal gardens
- Private garage & residents parking
- Desirable Westbourne location
- Close to Westbourne Village & local chimes



## About the Property

Beau Court is a delightful collection of apartments nestled in leafy Portarlington Road and near Westbourne Village and local chimes.

This spacious 2nd floor apartment is accessed via a secure entry phone system and stairs leading to the apartment's private entrance.

A real feature of this apartment is the southerly aspect and elevated positioning ensuring the property is flooded with natural light.

The property offers a flexible living arrangement with designated lounging and dining areas and includes a spacious balcony terrace offering leafy views of the mature tree lined boundary and manicured communal lawns.

A separate kitchen is located off the open lounge/dining space and offers a complete range of storage units with integrated appliances.

Two spacious double bedrooms are located off the entrance hallway and both with fitted wardrobes, are served by a modern family bathroom.

Externally, the development sits well on its plot with front and rear communal gardens and the property is conveyed with a private garage and residents parking.

Tenure: Share of Freehold

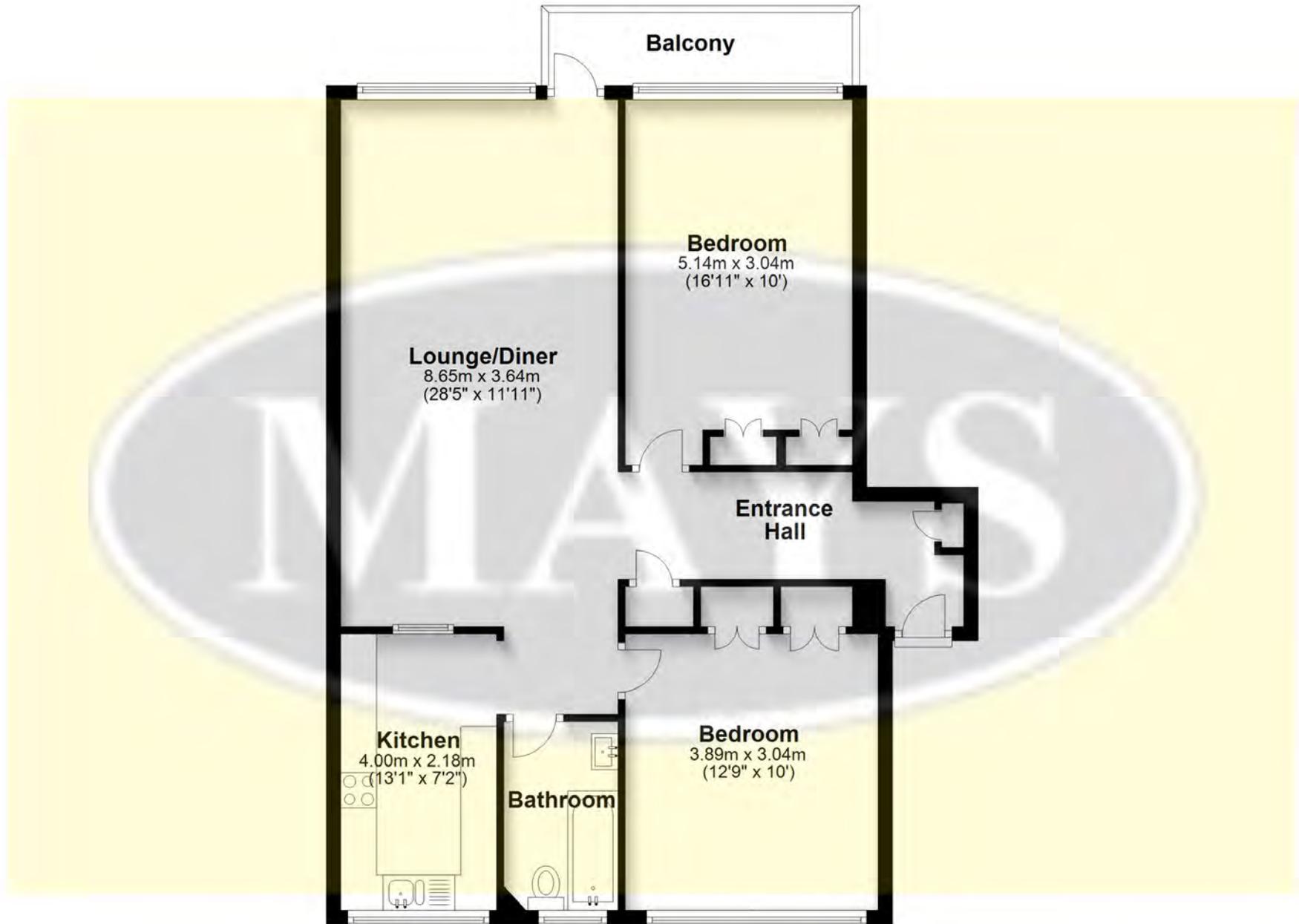
Maintenance Charge: £475 per quarter

No pets allowed

Council Tax Band: D

## Second Floor

Main area: approx. 81.7 sq. metres (879.0 sq. feet)  
Plus balconies, approx. 4.4 sq. metres (46.8 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

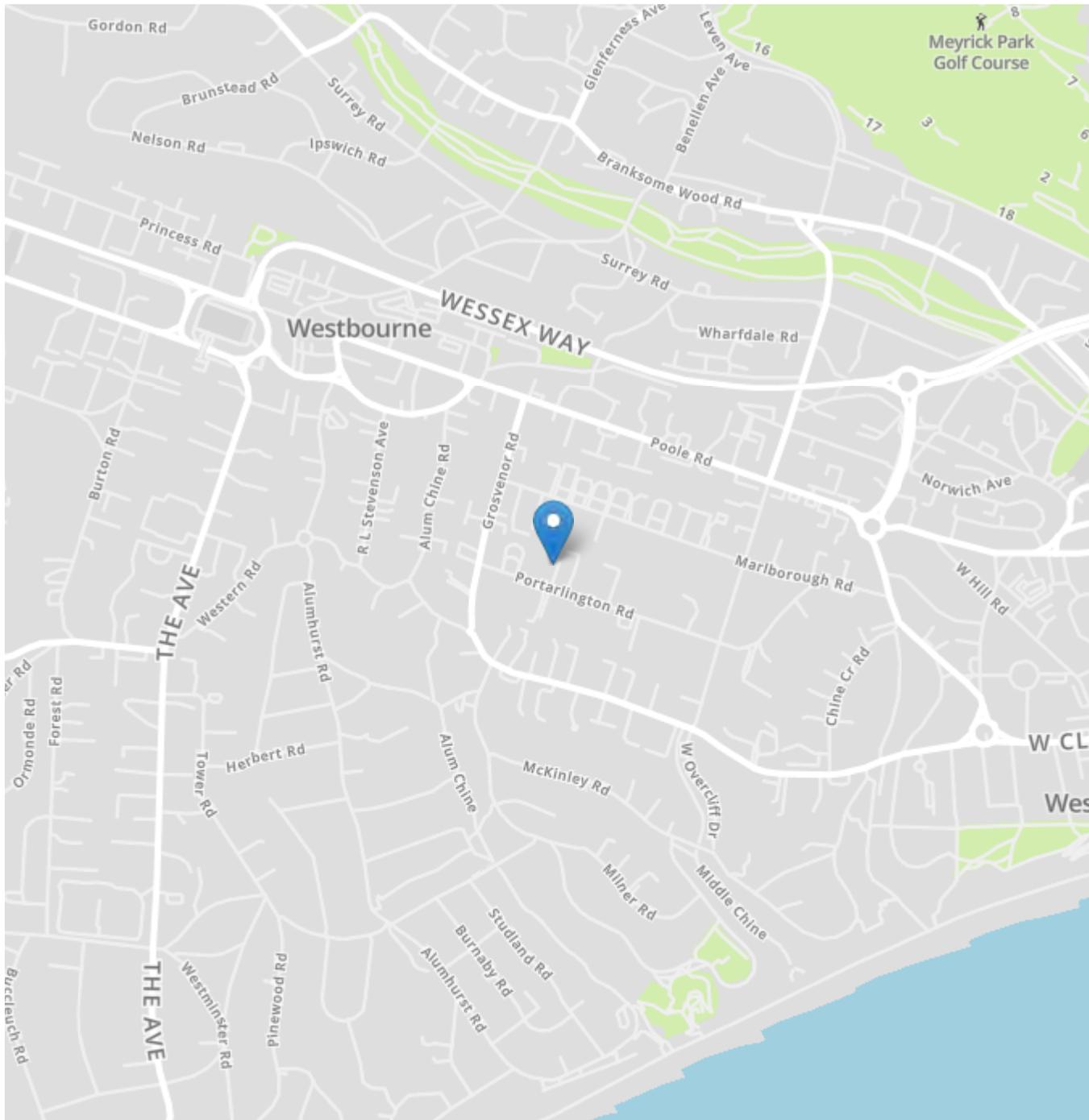


## About Mays

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

**Offices**

290 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HX  
T: 01202 709888 E: poole@maysestateagents.com

4 Seamoor Road, Westbourne, Bournemouth, Dorset BH4 9AN  
T: 01202 757555 E: bournemouth@maysestateagents.com

**Lettings**

T: 01202 756911 E: lettings@maysestateagents.com  
www.maysestateagents.com

