

Maitlands
8 Portarlinton Road
BOURNEMOUTH, BH4 8BT



Well appointed two bedroom ground floor apartment with South facing patio, garage and allocated parking, offered to the market with no forward chain.

Guide Price: £325,000 Share of Freehold





SITUATION & DESCRIPTION

'MAITLANDS' is ideally located in the sought after 'GOLDEN GRID' area in a quiet residential road, just a short walk from the award winning beaches, Bournemouth town centre and the vibrant Westbourne village. Westbourne's popular amenities offers an eclectic mix of independent shops, including Marks & Spencer Foodhall, bars, bistros and restaurants. Bournemouth town centre is also within close proximity and offers a wide range of leisure, entertainment and shopping facilities as well as the renowned sandy beaches found at Pier Approach. There are good transport links providing easy access by road and rail to Southampton and London with railway stations to be found at Branksome and Bournemouth.

Intercom system allows access into the building with the apartment situated on the ground floor. Entrance hall leads through to the principal accommodation, the modern kitchen has a range of eye and low-level cupboards with integrated electric oven, electric hob and extractor fan above, space for freestanding fridge/freezer, plumbing for washing machine and space for tumble dryer. The living/dining room has pleasant outlook onto the well-tended communal gardens with door leading onto the generous size private patio.

There are two double bedrooms, the master benefits from dual aspect and fitted wardrobe. The family bathroom has part tiled walls and three piece suite comprising low flush WC, wash hand basin with vanity

unit under and panelled bath with overhead shower, there is a separate WC.

Outside:

The communal garden is well maintained and offers a quiet, private relaxing space for residents to enjoy. The property benefits from a garage in block and a separate allocated parking space, there are three visitor parking spaces on a first come first serve basis.

Tenure: Share of Freehold

Service Charge: £145 per month

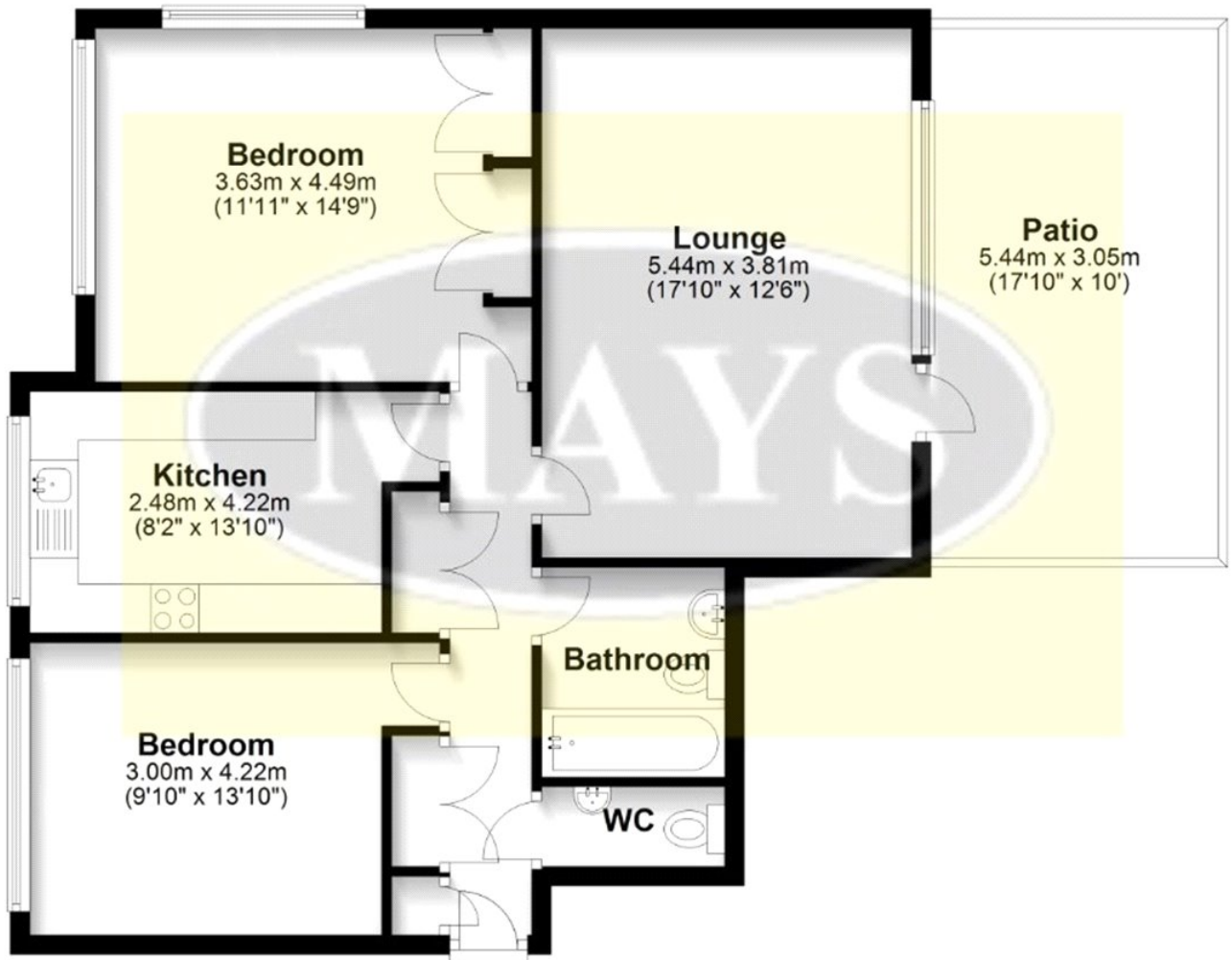
No dogs, indoor cat permitted

No holiday lets

- Two double bedrooms
- Modern kitchen and bathroom
- German dynamic heating system
- South facing private patio
- Fitted wardrobes to master bedroom
- Garage and allocated parking
- Three visitor parking spaces
- Fantastic GOLDEN GRID location
- No forward chain

Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

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 (Tel: 01202 556006)

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	52	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.

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