



Flat 6, Rydal House, 22 Portarlington Road, WESTBOURNE, Dorset BH4 8BY

£225,000

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 situated in the sought after area Golden Grid within Westbourne. The home enjoys a top floor position within this low rise development and internally boasts a generous living/dining room with access to the south-facing balcony which has views onto the rear gardens. The home has a fitted kitchen, two double bedrooms and a shower room. Additionally, there is double glazing, a garage and with a share of the freehold this is a must see home.

Rydal House is well located within the highly popular Golden Grid ideally positioned to take advantage of all the area has to offer. Within walking distance you will find the bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can take a stroll down through the Chine with its leafy pathways which meander directly on to miles upon miles of golden sandy shores and promenade stretching to the famous Sandbanks one way, and the main town centre of Bournemouth and beyond in the other.

## MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 180 years plus remaining
- Service Charge - £1,300.00 per annum
- Management Agent - Bonita One Management Ltd.
- Holiday Lets - Not permitted
- Pets - We are advised pets are considered, subject to prior approval by the residents committee. Buyers are to satisfy themselves fully in this regard.
- Parking - Garage
- Utilities - Mains Electricity and Mains Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - D

## KEY FEATURES

- TOP FLOOR APARTMENT (STAIR ACCESS)
- NO FORWARD CHAIN
- SOUTH FACING BALCONY
- TWO DOUBLE BEDROOMS
- GENEROUS LIVING/DINING ROOM
- SHOWER ROOM
- DOUBLE GLAZED
- GARAGE
- WELL MAINTAINED GROUNDS
- TENURE - SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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