

Rydal House

22 Portarlington Road, Westbourne BH4 8BY

Guide Price £320,000 Share of Freehold









## Property Summary

A beautifully presented two double bedroom ground floor apartment featuring a quality fitted kitchen, modern bathroom, enclosed sunroom and south-facing aspect. Perfectly positioned by local chines and desirable Westbourne Village and enjoying the exclusive benefit of pets being allowed.



## Key Features

- Beautifully presented ground-floor apartment
- Open plan lounge/dining room
- Sunroom with access to the southerly-facing communal gardens
- Modern kitchen
- Two double bedrooms
- Luxury family bathroom
- Secure entry phone system
- Extremely well-kept front & rear communal gardens
- Garage & parking
- Moments from Westbourne Village



## About the Property

A superbly presented and quality two double bedroom ground floor apartment set within an attractive, well-kept development just moments from Westbourne Village.

The development is accessed via a secure entry phone system with a well-maintained communal hallway leading to the apartment's entrance. On entering the property, a bright and spacious hallway offers various storage cupboards and leads into an open plan lounge/dining room, with sliding doors to an enclosed sunroom and enjoying access out to the southerly facing communal gardens. The modern kitchen is fitted with a quality range of floor and wall-mounted units and integrated appliances including an induction hob, oven, dishwasher and fridge freezer.

Both the property's bedrooms are generous in size and feature plenty of space for wardrobes and are served by a luxury family bathroom comprising of WC, wash hand basin and bath with shower over.

Rydal house is set on a fantastic plot with extremely well-kept front and rear communal gardens. Two separate entrances service each side of the building and the driveway wraps around the plot giving an in /out drive effect. Each property has a garage and the ability to park one vehicle in front.

Tenure: Share of Freehold

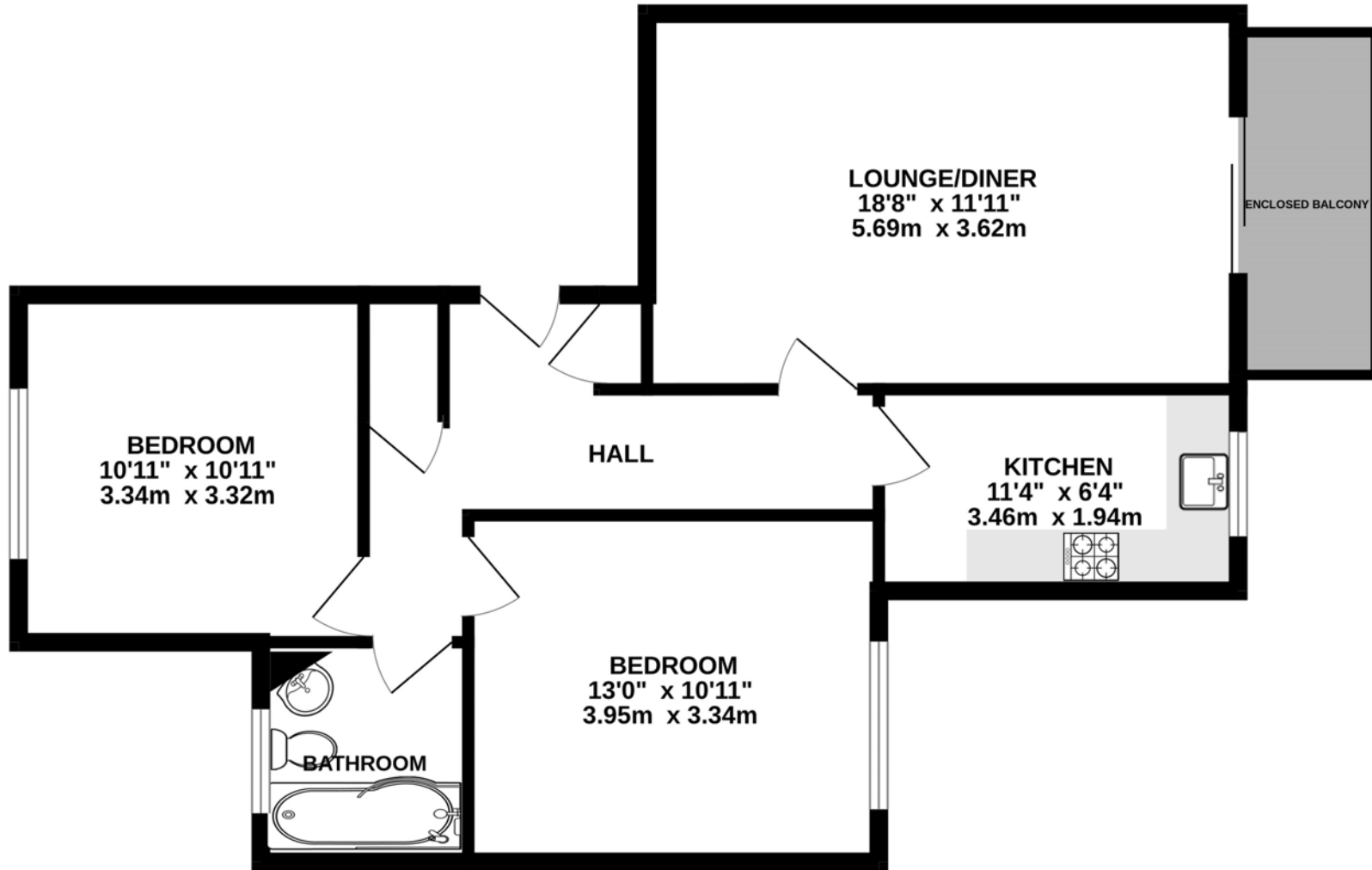
Maintenance: Approx. £1300 p/a

Council Tax Band: C

Pets allowed

Holiday letting not allowed

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques 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.

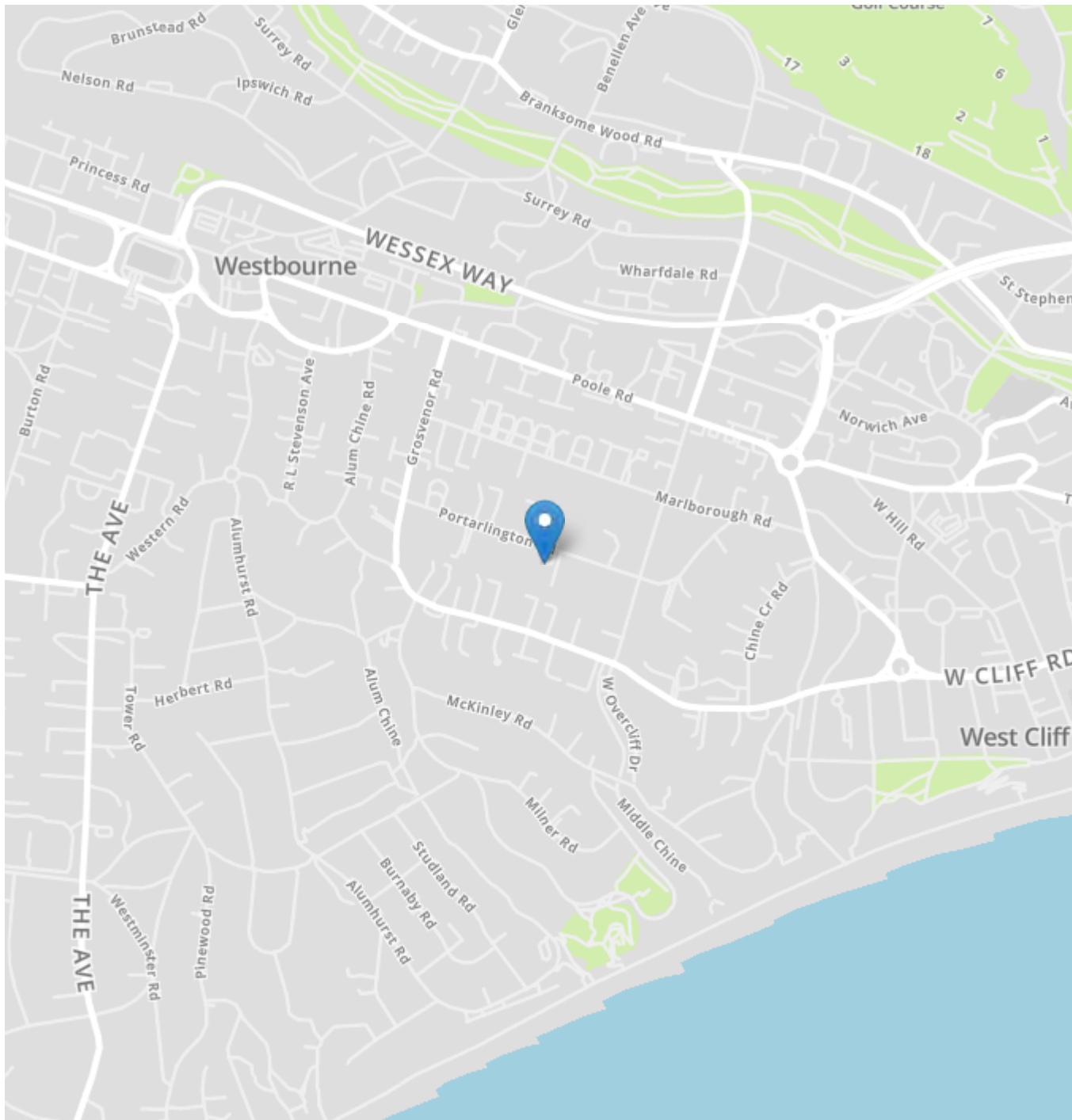



## About Mays

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 our 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

### Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: [sales@maysestateagents.com](mailto:sales@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

