



TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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Flat 5 Portchester House 26 Portchester Road, Bournemouth, Dorset, BH8 8JY
Guide Price £210,000

**** CHARACTER STYLE APARTMENT **** Link Homes Estate Agents are delighted to offer to the market this two bedroom first floor apartment located in the much desired Charminster area. The property boasts many stand out qualities, open plan kitchen/living room with feature bay windows, high ceilings throughout, two spacious bedrooms with a feature fireplace and bay windows to bedroom one, three-piece bathroom suite, a long lease, council tax band 'A' and approximately 518 square feet of living accommodation. A brilliant first time buy or investment being offered with **NO FORWARD CHAIN**. An internal viewing is highly recommended.

Portchester House is located in Charminster with an array of shops, restaurants, barbers, cafes, bars and many other convenient amenities. Bournemouth Town Centre is easy to reach along with the award winning sandy beaches that come with it. The Bournemouth Wessex Way is very near by and gives direct access to the M27 motorway with London roughly just 1 hour 30 minutes commute. There are also main line train routes from Bournemouth railway station to London Waterloo.



Entrance Hallway

Coved and smooth set ceiling, ceiling light, smoke alarm, front door to the side aspect opening onto the communal hallway, carpeted flooring, phone entry system and power points.

Living Room

Coved ceiling, ceiling light, UPVC double glazed bay windows to the rear aspect, carpeted flooring, electric radiator, power points and a television point.



Kitchen

Coved ceiling, ceiling light, smoke alarm, tiled flooring, part tiled walls, space for an electric oven with a stainless-steel extractor fan above, a single bowl stainless steel sink with drainer, space for a washing machine, space for a fridge freezer and power points.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed bay windows to the front aspect overlooking the shared lawn area, carpeted flooring, electric radiator, fireplace and power points.

Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed windows to the side aspect, carpeted flooring, electric radiator and power points.

Bathroom

Coved ceiling, ceiling light, extractor fan, tiled flooring, part tiled walls, a sink with an under cupboard, a toilet and a panelled bath with a shower head above.

Outside

Parking

On a first come first serve basis.



Agents Notes

General Notes

Tenure: Leasehold.
Lease Length: Roughly 122 years remaining.
Service Charges: Approximately £600 per annum.
Ground Rent: £250 per annum.
Management Company: Lovetts Estate & Letting Agents.
Council Tax Band: A
EPC Rating: E

Stamp Duty

First Time Buyer: £0
Moving Home: £0
Additional Property: £10,500