



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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Flat 3, 48 Portchester Road, Bournemouth, Dorset BH8 8JZ

£250,000

The Property
A well presented two double bedroom, first floor apartment sat within this beautiful character conversion. Offered to market with no forward chain and a share of the freehold this home must be viewed to be fully appreciated. The home has a family bathroom along with an en-suite to Bedroom One there is also a further study room ideal as a nursery or office. Along with a good size living room with bay window and separate modern kitchen with a range of integrated appliances.

The property is located in quiet residential area of Charminster, within walking distance of beach, high street that offers an abundance of multicultural, cafe's and restaurants. Queens Park Golf Course, major bus routes, Bournemouth Train Station and just minutes from the Wessex way for routes in and out of Bournemouth that is perfect for commuters. You are also in close proximity to an abundance of primary and secondary schools, both grammar and public.

- ENTRANCE HALL**
Stairs to first floor.
- LIVING ROOM**
13' 1" x 13' 0" (3.99m x 3.96m) Double glazed bay window.
- KITCHEN**
11' 9" x 9' 7" (3.58m x 2.92m) Double glazed window, mix of base and wall units with complementary work surfaces over, a range of integrated appliances.
- BEDROOM ONE**
15' 5" x 13' 0" (4.70m x 3.96m) Double glazed bay window, door to en-suite.
- EN-SUITE**
Walk in shower cubicle, wash hand basin, w.c.,
- BEDROOM TWO**
11' 11" x 9' 7" (3.63m x 2.92m) Double glazed windows.
- BATHROOM**
Frosted double glazed window, bath, w.c, wash hand basin.
- STUDY**
9' 9" x 5' 0" (2.97m x 1.52m) Double glazed window.

- MATERIAL INFORMATION**
Tenure – Share of Freehold
Length of Lease –988 years from 25th Feb 2014
Maintenance – £850 per annum.
Buildings Insurance – £209 per annum
Management Agent –Sherwood freehold limited
Parking – Allocated parking space & visitors parking
Utilities – Mains Electricity, Mains Gas and Mains Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band C
EPC Rating – C
Pets-Pets under licence
Holiday lets-No
Long term lets allowed