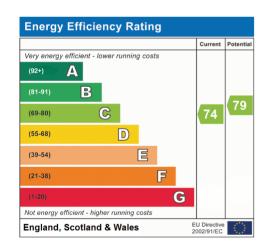
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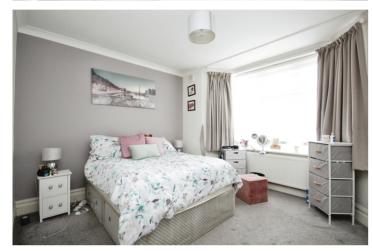


residential sales













# 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"  $\times$  13' 0" (3.99m  $\times$  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"  $\times$  13' 0" (4.70m  $\times$  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"  $\times$  5' 0" (2.97m  $\times$  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