



**19 The Boltons, Portarlinton Close, Bournemouth,
Dorset BH4 8DA
£590,000 Freehold**





Dark wood kitchen cabinets on the left wall, featuring a large panel with vertical grain.

Dark wood kitchen cabinets above the countertop, with a small decorative object on top.

Dark wood kitchen cabinets with glass doors, displaying dishes and a teapot.

Stainless steel range hood above the gas hob.

Stainless steel gas hob with four burners.

Stainless steel oven with a glass door and control panel.

Stainless steel sink with a chrome faucet.

Front-loading washing machine integrated into the kitchen cabinetry.

Large glass doors leading to a sunroom with a white table and chairs, and a blue patio umbrella.

Dining table with a glass top and dark wood chairs. A colorful polka-dot cushion and a glass of coffee are on the table.

Dark countertop with a toaster, kettle, and other kitchen items.

Light-colored square tiles in the kitchen and a dark wood parquet floor in the dining area.

Property Summary

A deceptively spacious three storey townhouse situated in the ever popular Golden Grid location. Offering three double bedrooms, two bathrooms, elevator and low maintenance garden, offered to the market with no forward chain.



Key Features

- Three double bedrooms
- Three storey town house
- Lift access
- Kitchen/breakfast room
- Living room
- Conservatory
- Garage and driveway for parking
- Convenient location close to beach, Westbourne village and Bournemouth town
- No forward chain
- Council Tax Band E



About the Property

Situated in a private development of 26 town houses, these properties are extremely popular due to the quiet secluded location. Upon entering the property is an entrance hall with two storage cupboards and access to the principle accommodation and garage. The kitchen/breakfast room has a range of eye and low level cupboards, space and plumbing for washing machine, range cooker and american style fridge/freezer, this ideal entertaining space leads onto the conservatory with access onto the garden.

Stairs rise to the first floor landing with storage cupboard. The living room has pleasant outlook, overlooking trees and the garden. There is one double bedroom with fitted wardrobe on the first floor with access onto the balcony and en-suite shower room.



Stairs rise to the second floor landing with storage cupboard. This floor accommodates a further two double bedrooms with fitted wardrobes. The family bathroom completes the accommodation.

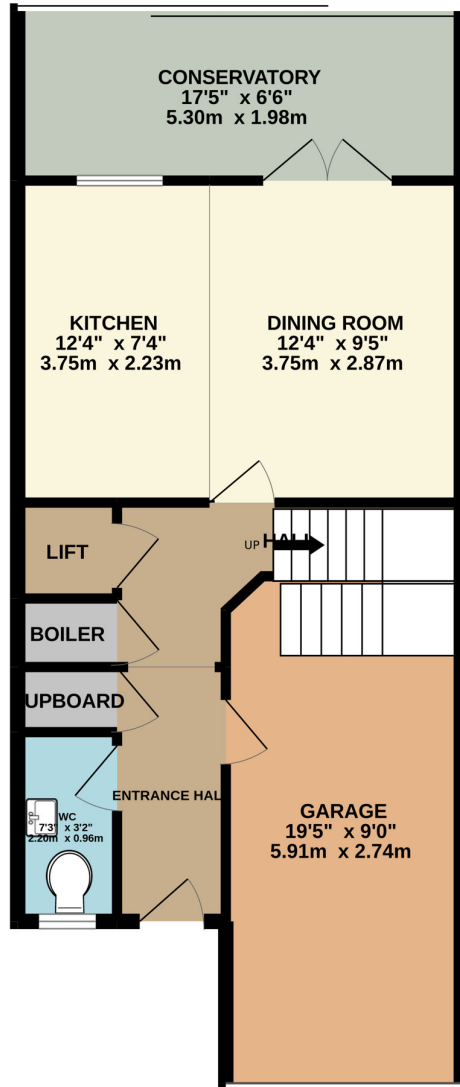
Outside:

The rear garden has been laid part paved patio and part lawn with graveled raised beds and mature trees. To the front, there is a driveway with parking with additional parking for visitors.

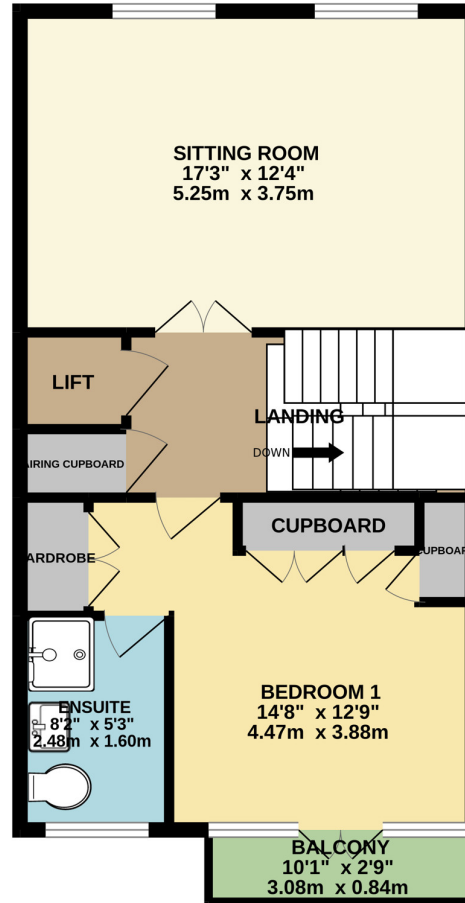
Service charge : £1,200 per annum for sinking fund, gardening of communal areas and property management fees.

Restrictions : Pets are not permitted

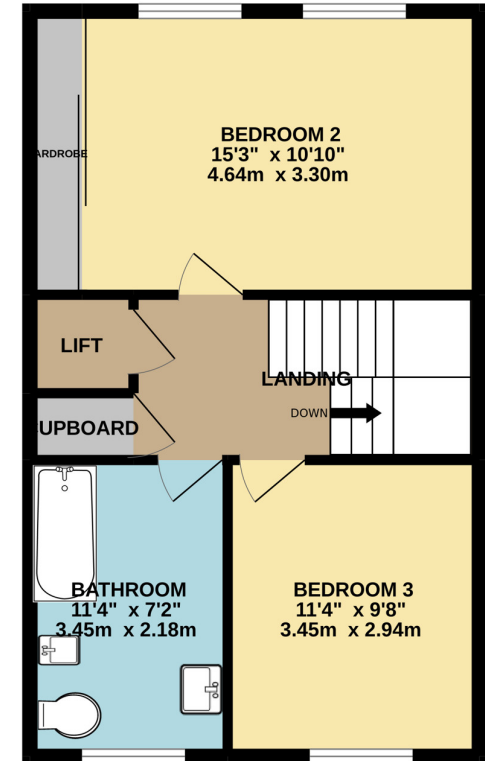
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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.



About the Location

Situated in a popular residential location, central to Bournemouth town centre and Westbourne village which hosts a range of local amenities, bars and restaurants and Marks and Spencer food hall. Bournemouth town centre has a train line running from Weymouth to London Waterloo, regular bus routes and shopping facilities. The local beaches are delightful, with scenic walks through The Chines with access onto the golden sands and walks from Sandbanks to Hengistbury Head.



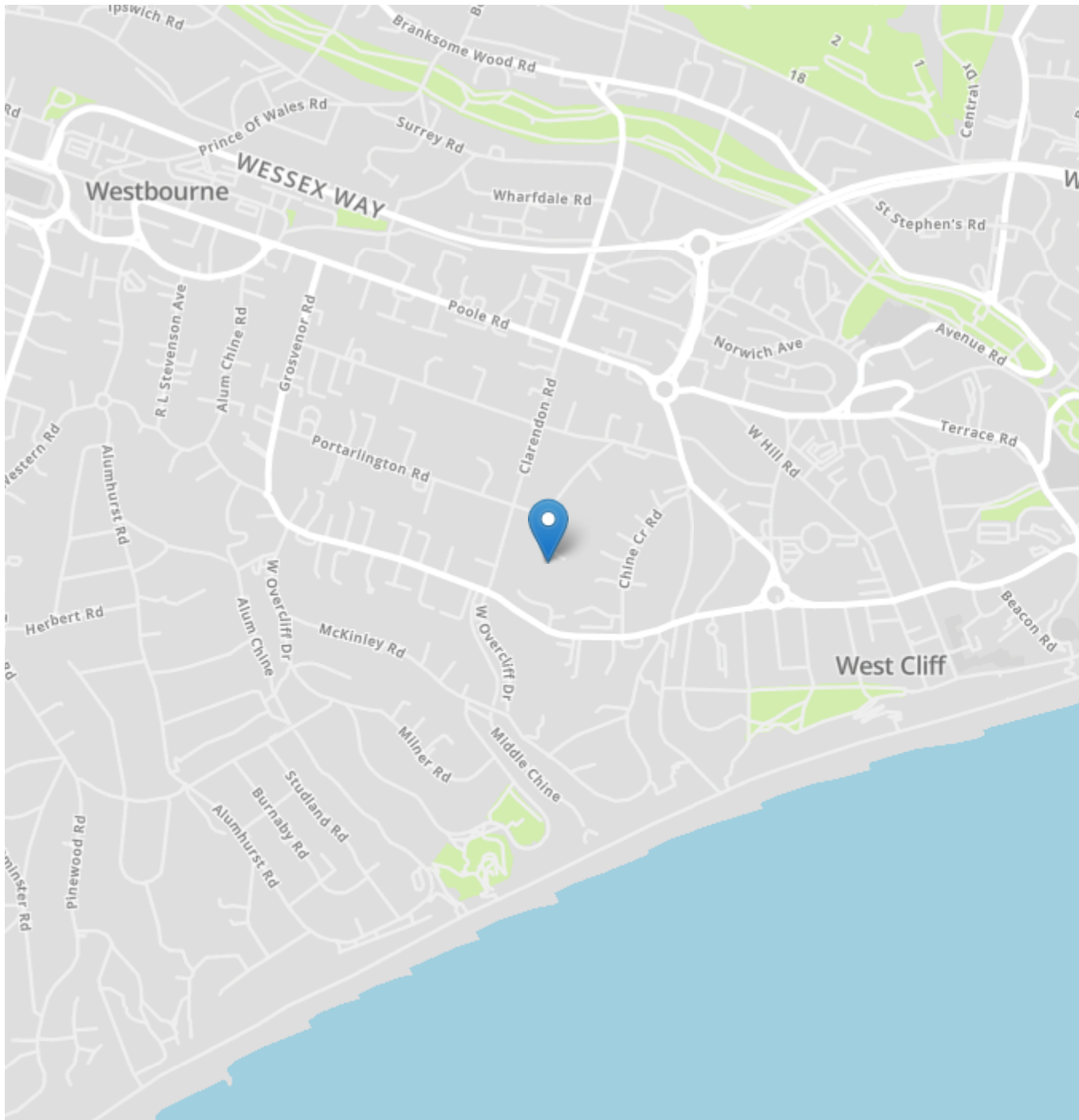
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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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 - Westbourne

4 Seamoor Road, Bournemouth, Dorset BH4 9AN

T: 01202 757555

E: bournemouth@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

