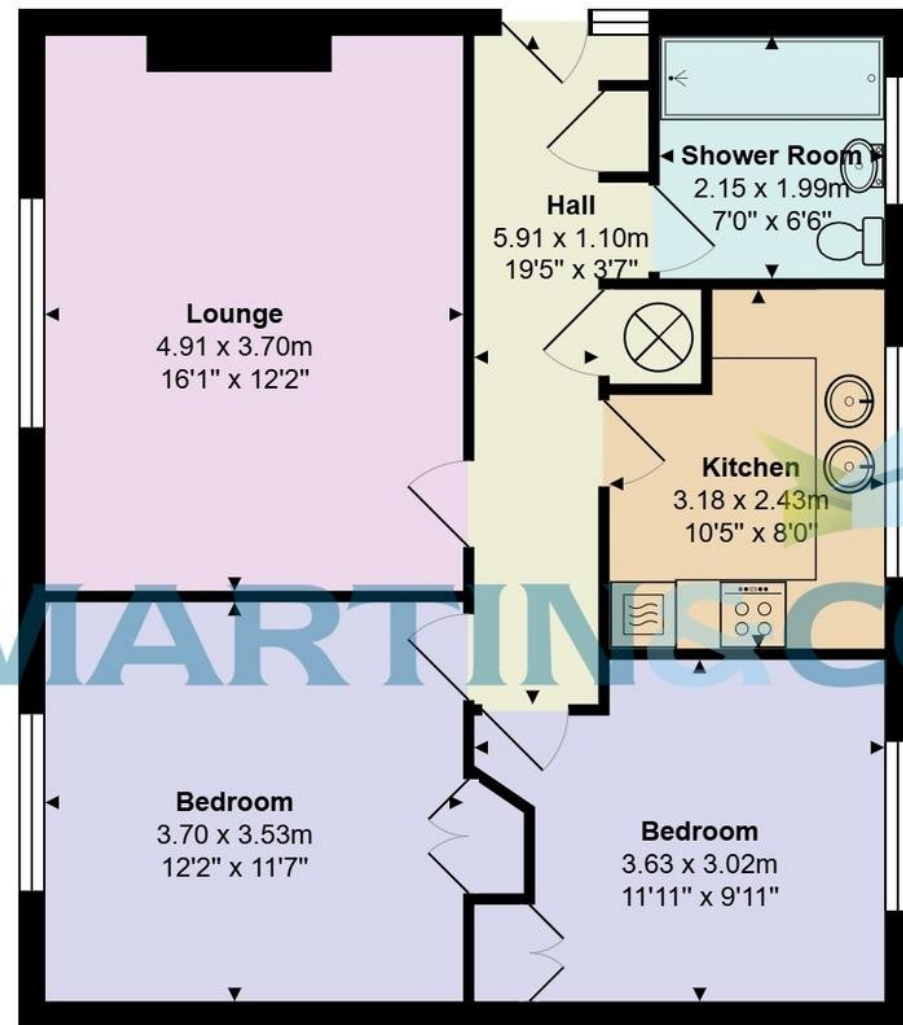


## Property Location Westbourne



Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Portarlinton Road, Westbourne

Offers Over £260,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>





Modern kitchen

Lounge diner

Ground floor

Two double bedrooms

Garage

Double Glazed

972 Year Lease

Share Of Freehold

Great First Time Buy

Brilliant Investment



## Why you'll like it

The property is situated on the ground floor which can be accessed via well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses a storage cupboard, an airing cupboard and doors to principal rooms.

The bright lounge is a good size which enjoys views over the front communal gardens and there is ample space for dining table. The kitchen is fitted with a range of modern base and eye level work units with space and plumbing for domestic appliances.

There are two double bedrooms both with fitted wardrobes and further space for freestanding furniture. The bathroom comprises of a contemporary suite to include WC and wash hand basin In set into a vanity unit and a walk-in double size cubicle shower. A garage is conveyed with the apartment.

Tenure: Share Of Freehold  
Lease: 971  
Ground Rent: Nil  
Service Charge: £1,140 Per Annum  
Council Tax: Band D  
Holiday Lets - TBC  
Pets - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

