



MAITLANDS, PORTARLINGTON ROAD, BOURNEMOUTH, BH4

£300,000 LEASEHOLD

An exceptionally well presented two double bedroom first floor apartment which is situated in the popular tree lined Portarlington Road in Westbourne. The blue flag beaches, good transport links and shops are a short level walk away. The property is in superb order with modern accommodation throughout. Vendor suited.

Purpose built | First floor | Two double bedrooms | Lounge diner | Kitchen breakfast room | Bathroom & wc | Sunny balcony | Garage | Beautiful grounds

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

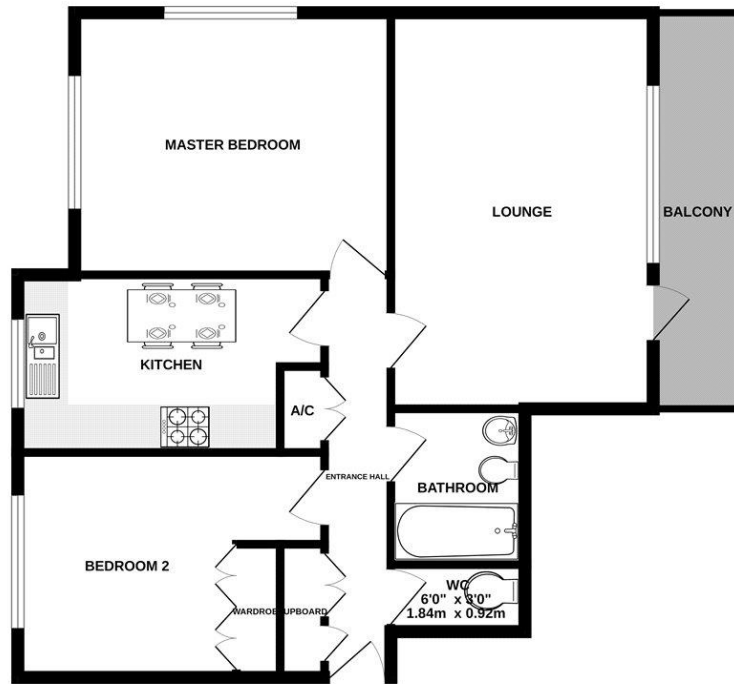
The property situated on the first floor which can be accessed via a flight of stairs through well presented communal hallways. The private front door leads into the entrance hall which runs the length of the apartment and houses three large storage cupboards and doors to principal rooms.

A glass panel door leads into the lounge which enjoys beautiful views through large windows over the communal gardens with a patio door going out onto the sunny balcony. There is also feature electric fireplace and room for a dining table. The modern kitchen is fitted with a range of base and eye level work units with integrated appliances a wall mounted Valiant combination boiler and there is an area for a breakfast table.

The property benefits from two bright and spacious double bedrooms. The master bedroom has the added benefit of dual aspect windows which look directly onto trees and a range a fitted wardrobes with matching bedside tables. The tiled bathroom comprises a suite to include wash hand basin, WC and panel bath with shower above and a glass screen. There is also a separate WC.

A garage is conveyed with the property as well as superb amount of first come first serve visitor parking. The Maitlands is surrounded by manicured and landscape communal Gardens with mature trees shrubs and hedges.

GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.2 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.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

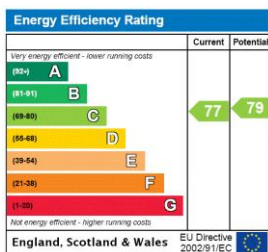
TENURE: Leasehold 134 years remain

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1640 per annum

AT A GLANCE

- Purpose built
- First floor
- Two double bedrooms
- Lounge diner
- Kitchen breakfast room
- Bathroom & wc
- Sunny balcony
- Garage
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