



Stirling Court 20
Portarlington Road
Westbourne BH4 8BY

A spacious two bedroom top floor flat in
Westbourne's premier Golden Grid location.

£237,500

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this spacious two bedroom top floor apartment in Westbournes Golden Grid. The property is situated in a perfect location with a level walk to Westbourne village with its cafes, bars and restaurants alongside independent traders and the usual High Street amenities. The blue flag beach is easily accessed via a delightful, wooded walk through Middle chine and Bournemouth town centre with its diverse range of shopping, leisure and entertainment facilities is just under a mile away. There are excellent transport links with easy access by both road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne itself.

Refurbished communal hallways with stairs to the second (top) floor where the front door opens into a spacious entrance hall with entry phone, storage and airing cupboards. The living room has a south facing picture window with views over the communal gardens. The fitted kitchen is half tiled with floor and eye level units, larder cupboard, four ring Tricity hob and eye level double oven. There is space and plumbing for washing machine and fridge/freezer. There are two bedrooms both with recessed wardrobes and finally a bathroom with a three-piece suite comprising panel bath, pedestal wash hand basin, WC, heated towel rail, wall heater and half tiled walls. A single garage is conveyed with the property with parking to the front for visitors. There are many features including double glazing, night storage heating, security entry phone system and a share in the freehold. Viewing is highly recommended to appreciate all this apartment has to offer.

The vendor has supplied the following information:

Tenure: Share in the freehold with a 999-year lease from 2005.

Maintenance: Approx £371.50 per quarter.

Albury & Hall

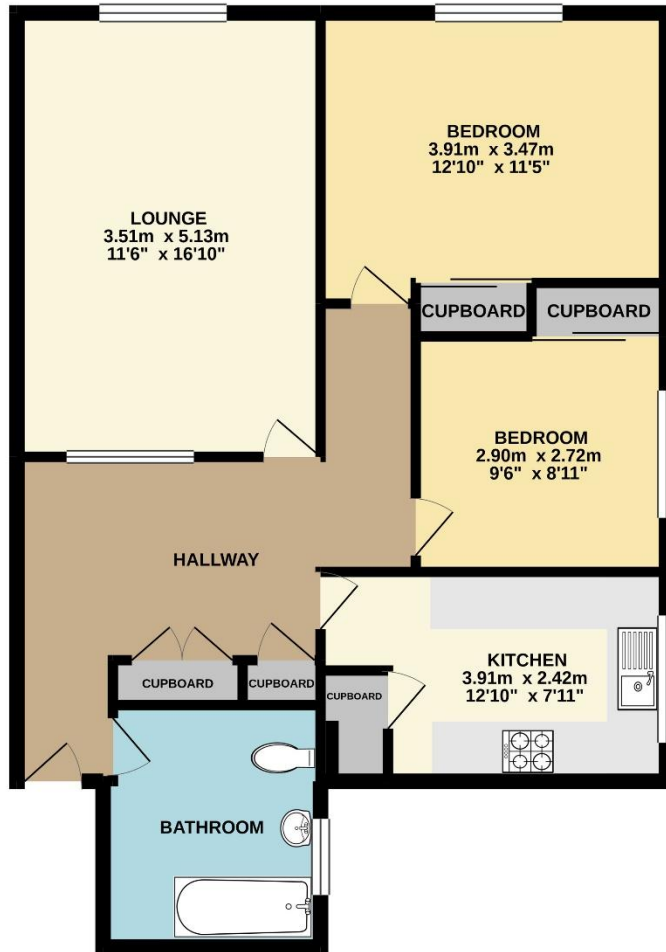
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THIRD FLOOR
71.4 sq.m. (768 sq.ft.) approx.



TOTAL FLOOR AREA: 71.4 sq.m. (768 sq.ft.) 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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COUNCIL TAX - BAND C

NEW ROOF TO THE BLOCK IN 2014

COMMUNAL HALLWAYS COMPLETELY
REFURBISHED IN 2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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