



Beverley Grange 30
Portarlington Road
Westbourne BH4 8BS

A two double bedroom ground floor flat with no
forward chain in Westbourne's Golden Grid.

£265,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this well presented two bedroom ground floor apartment in Westbourne's Golden Grid. Offered with no forward chain the property is situated in an ideal position with a level walk to Westbourne village with its cafes, bars and restaurants alongside exclusive boutiques and the usual High street amenities. The blue flag beach is easily accessed via a delightful wooded walk through Alum 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.

Carpeted communal hallways lead to the front door which opens into the L shaped entrance hall with four good size storage cupboards and entry phone system. The lounge/dining room has an attractive full-length picture window overlooking the communal gardens plus an eye level window and door out onto the private patio which has direct access onto the communal garden. The kitchen has base & eye level units with spaces for various appliances. The main bedroom has built in wardrobes plus an ensuite cloakroom and the guest bedroom also has a built in wardrobe. Finally, there is a large family bathroom. A single garage is conveyed with the property. There are many attractive features including gas central heating, UPVC double glazing throughout, security entry phone system, no forward chain and a share in the freehold. The property is well presented throughout and viewing is highly recommended to appreciate all this exceptional apartment has to offer.

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

Maintenance: Approximately £650.00 per six months plus £75.00 reserve fund per six months.

Council Tax: BAND C. EPC – C.

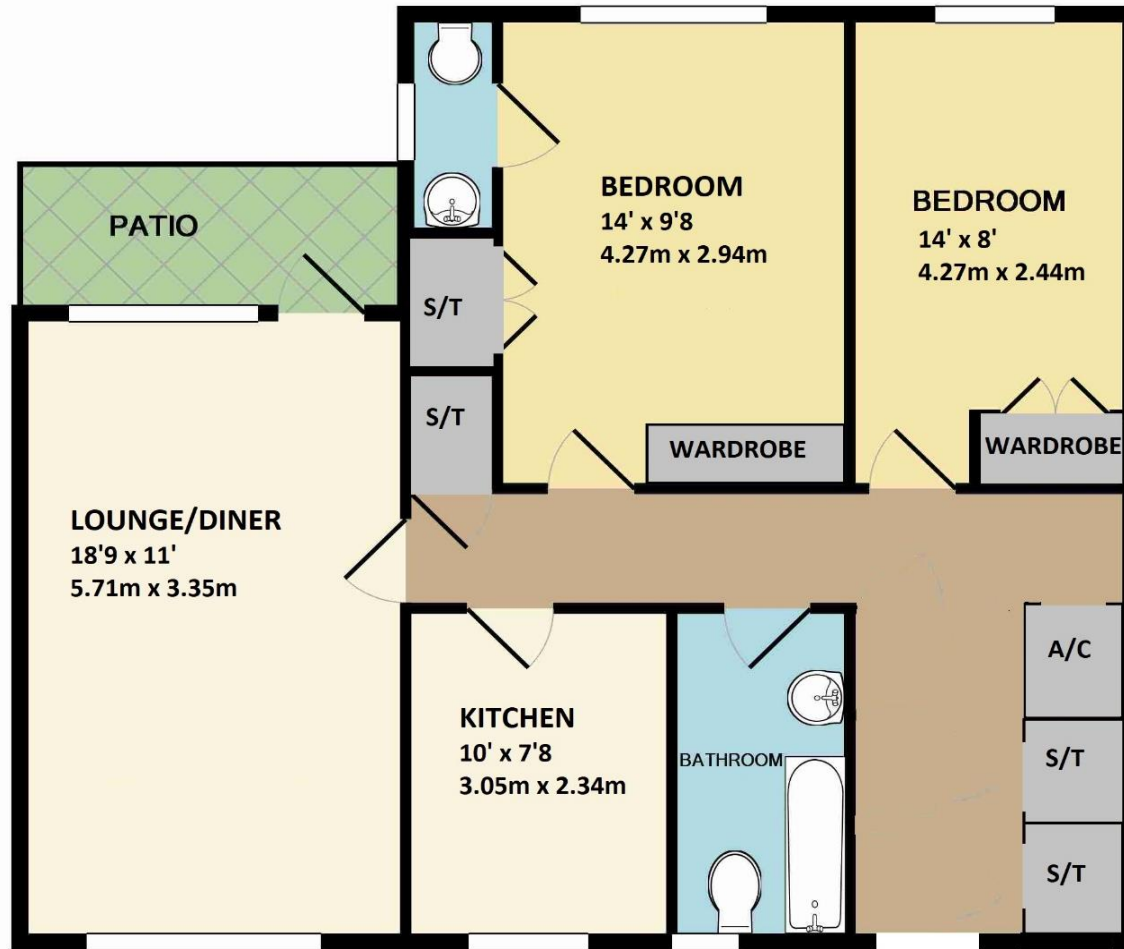
Albury & Hall

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TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	78
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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