



Roxborough  
9 Portarlington Road  
Bournemouth BH4 8BU

A well presented two double bedroom top floor  
apartment in Westbourne's premier Golden Grid  
with NO FORWARD CHAIN.  
£295,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering for sale this immaculately presented two double bedroom top floor apartment in Westbourne's popular "Golden Grid".

The development is situated in a superb location between Middle Chine beach and Westbourne Village. Westbourne provides a superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities. The beach at Middle Chine is only approximately half a mile away. In the other direction Bournemouth town centre can be found with its wide range of restaurants, cafes, leisure and shopping facilities. There are also good transport links providing easy access by road and rail to Southampton and London. Excellent bus services including National Express also run through Westbourne Village.

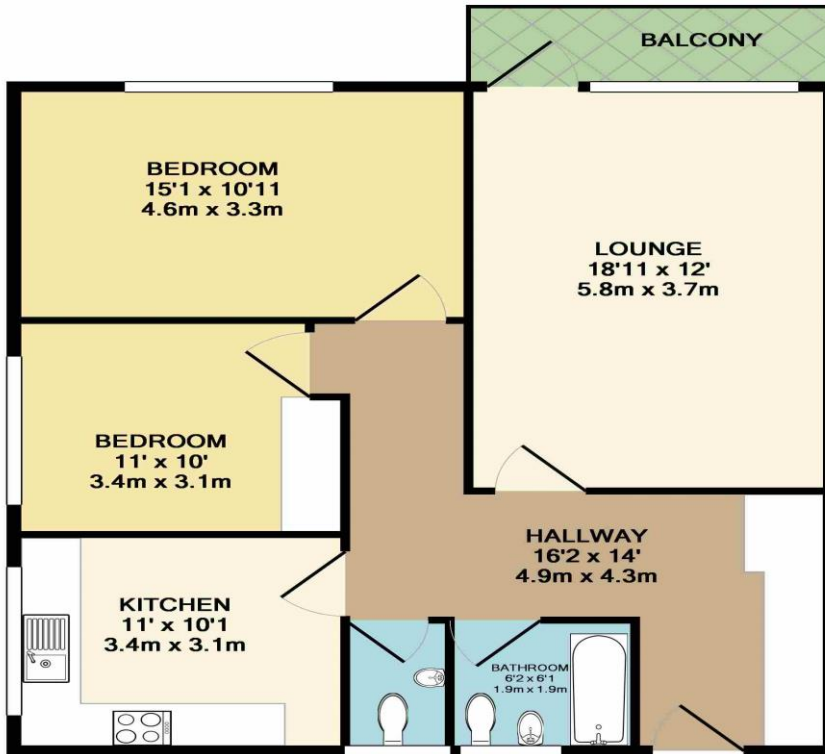
Carpeted communal hallways with stairs lead to the top floor where the front door leads into the entrance hall with an excellent range of storage cupboards and with all the principal rooms leading off. The south facing living room is a good size with a door leading out onto the south facing balcony. The modern fitted kitchen/diner has a range of wall and base units with built-in oven and hob with a fume hood over, spaces for a washing machine, tumble dryer and fridge/freezer and room for a dining table. There are two double bedrooms with bedroom two having built-in wardrobes, a bathroom with a three piece suite and a separate W.C. A single garage is conveyed with the property. There are many attractive features including UPVC double glazing, electric heating, security entry phone and a share in the freehold. The property is beautifully presented throughout and a viewing is highly recommended to appreciate all that this good size apartment has to offer. **The vendor has supplied the following:**

Tenure: Share in the freehold

Maintenance: Approx £776 & £50 reserve fund per half year

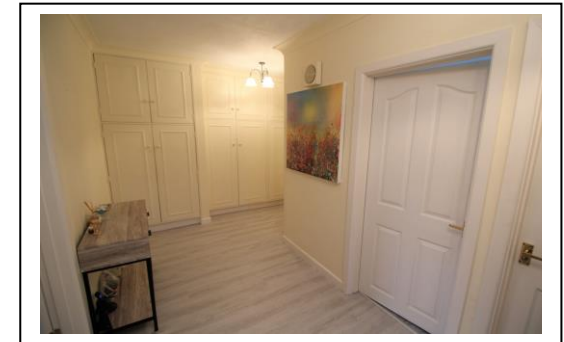
Council Tax: BAND C EPC Rating: E





TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.3 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  
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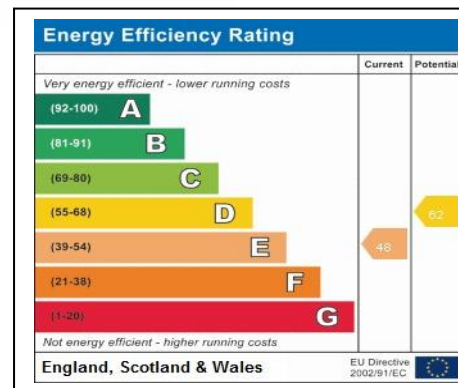
## Albury & Hall

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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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