

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

PORTCHESTER PLACE
BOURNEMOUTH, BH8 8JS



GUIDE PRICE £210,000 TO £220,000 THIS IS A BRIGHT AND MODERN TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. CONTEMPORARY FITTED KITCHEN. SPACIOUS LOUNGE WITH FRENCH DOORS LEADING TO PRIVATE PATIO TERRACE AREA. MODERN FITTED BATHROOM. ALLOCATED PARKING. AMPLE STORAGE. CLOSE TO BOURNEMOUTH BEACHES AND TOWN CENTRE.

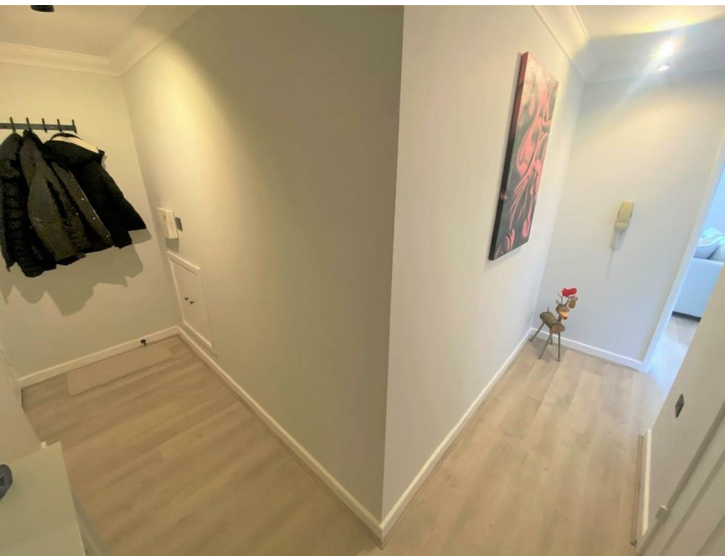
GUIDE PRICE £210,000

- Two Bedroom Ground Floor Flat
- Off Road Allocated Parking Space
- Modern Kitchen with Appliances
- French Doors to Private Patio
- 125 Year Lease
- Short walk to Bournemouth Train and Bus Station
- Contemporary Finish
- Central Heating
- Great Location for Bournemouth Centre & Beaches
- No Forward chain

We welcome to the market his this bright and modern two bedroom ground floor apartment. The property is accessed at the front of the building via the secured communal entrance, with a private access from the allocated parking area via the French doors which leads in to the lounge. The property benefits from a white modern fitted kitchen with a breakfast bar area, gas hob, electric oven and integrated washer/dryer, there's a spacious lounge with french doors leading to private patio terrace area. Leading down the L shaped hall with storage, we have the master bedroom which is light and airy with natural décor. Further on down the hall we have the second bedroom which is ideal for a office or child's bedroom.

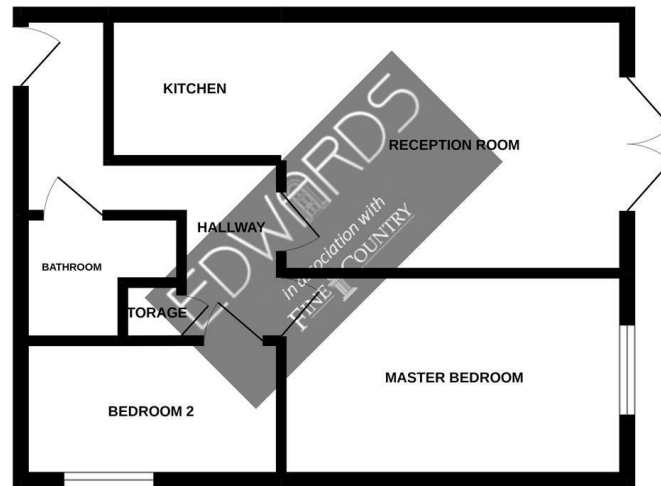
Location:

This property is located just a short walk to Bournemouth Train Station with direct access to London Waterloo and bus routes to Charminster, Winton and Poole. Bournemouth Town Centre and awarding winning beach areas are within a 10-15 minute walk away.



Local expertise with powerful national marketing

GROUND FLOOR



TOTAL FLOOR AREA : 384 sq ft (35.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metriplex ©2022

Lower Parkstone Office

34 Station Road, Parkstone, Poole, Dorset, BH14 8UD • www.edwardstates.com
01202 744944

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.