

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

**PORTCHESTER PLACE**  
BOURNEMOUTH, BH8 8JS



**GUIDE PRICE £190,000 EDWARDS WELCOME TO THE MARKET THIS BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH FITTED KITCHEN, SPACIOUS LOUNGE WITH FRENCH DOORS LEADING TO PATIO TERRACE AREA, FITTED BATHROOM COMES WITH ALLOCATED PARKING AND HAS AMPLE STORAGE. CLOSE TO BOURNEMOUTH BEACHES AND TOWN CENTRE. PERFECT INVESTMENT, CLOSE TO TRAIN STATION**

# GUIDE PRICE £190,000

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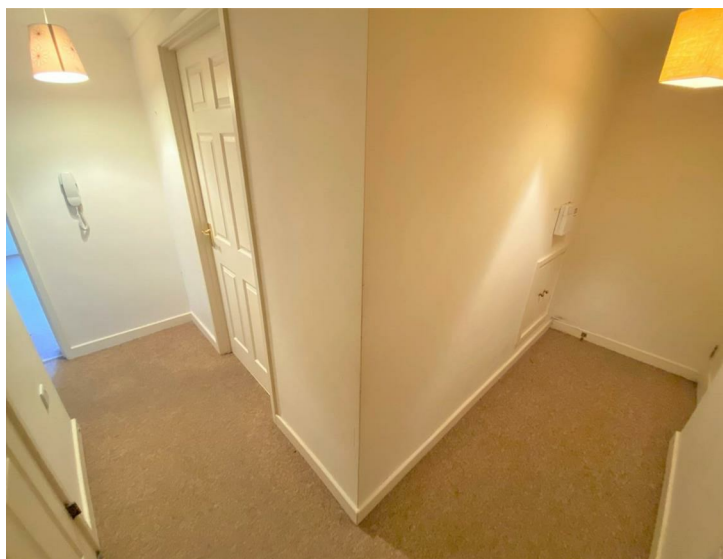
- Two double bedroom, Ground floor apartment
- Off road allocated parking space
- French doors to sunny patio
- Short walk to train station and buses
- Short walk to the Beach and University
- No Forward Chain
- Investment opportunity
- Gas central heating
- Quiet location and end apartment

We welcome to the market his this spacious two double 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

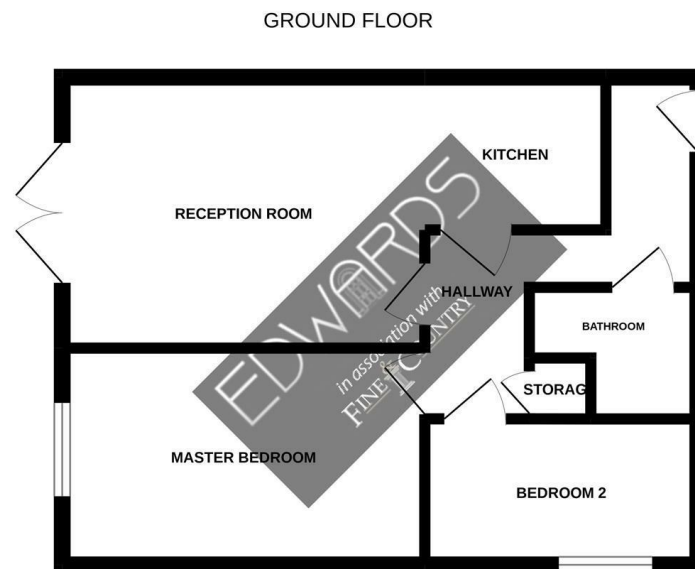
parking area via the French doors which leads in to the lounge. The property benefits from a white fitted kitchen, there's a spacious lounge with french doors leading to sunny patio terrace area. Leading down the L shaped hall with storage, we have the master bedroom which is Light and airy with neutral décor. Further on down the hall we have the second bedroom which is ideal for a office or child's bedroom with fitted cupboards, also being on the far side of the block its a quieter location.

#### 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.



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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 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.  
Made with Metreage 10/2022

## Lower Parkstone Office

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