



Flat 7 Brooklyn Apartments,
15 Portchester Road,
Bournemouth, Dorset, BH8 8JT

Asking Price
£169,950

youhome[®]
01202 544500 www.youhome.co.uk

**TWO BEDROOM, FIRST FLOOR,
STYLISH APARTMENT**

* En-suite shower room to the master bedroom * Good-sized lounge / dining room * Fitted kitchen with integrated appliances * Bathroom * Allocated parking * Gas radiator heating * Viewing essential

Asking Price £169,950

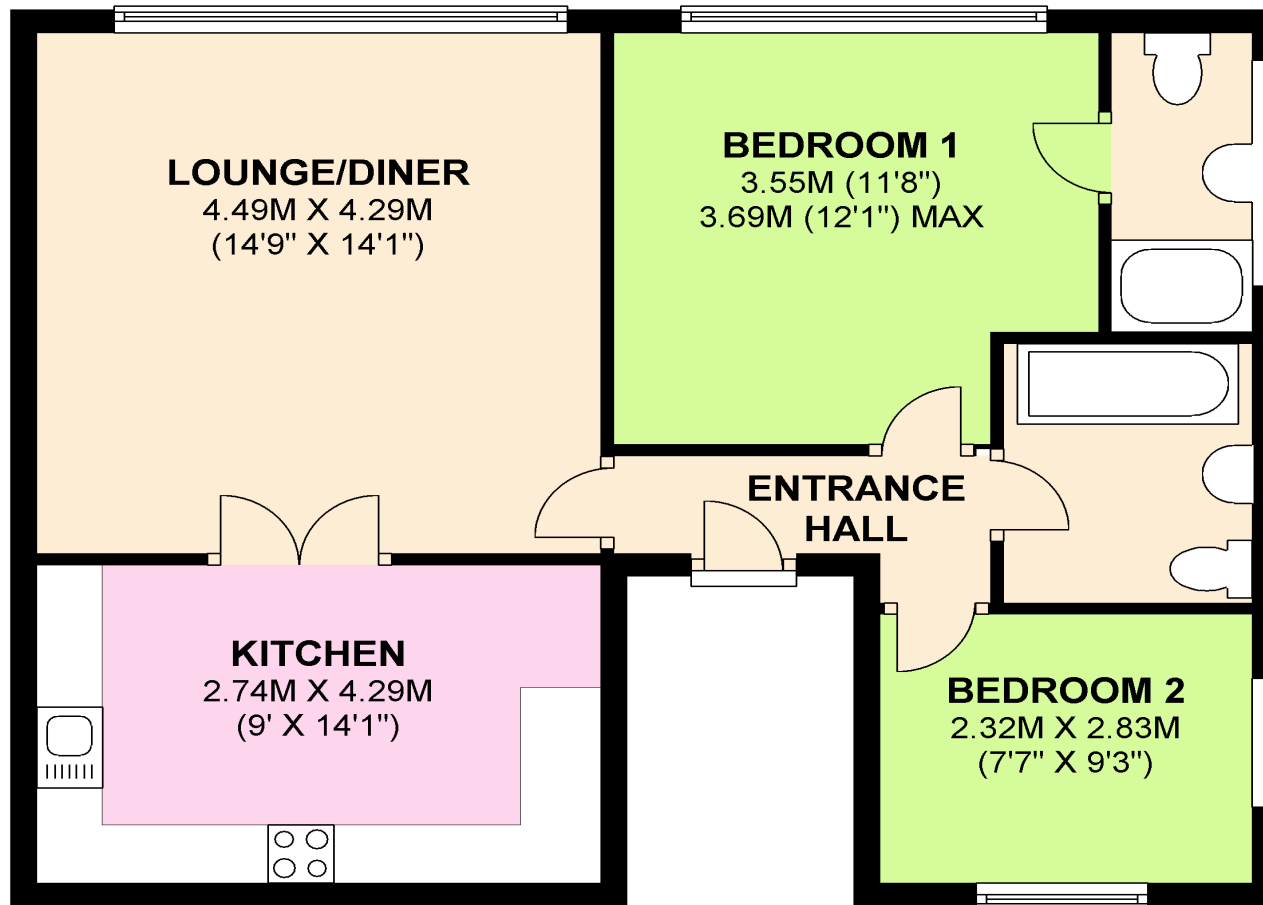
This well-presented and stylish first floor apartment is one of seven flats within this sympathetic conversion. Accommodation comprises entrance hall, good-sized lounge / dining room, fitted kitchen with integrated appliances, two good-sized bedrooms with an en-suite shower room to the master bedroom and a separate bathroom. The property benefits from having gas radiator heating and one allocated parking space. An early viewing is strongly recommended by the sole selling agents.

Portchester Road is conveniently located for the bustling Charminster area which offers restaurants, bars and shops, while Bournemouth town centre is within a short distance and offers a further selection of recreational, leisure and shopping facilities as well and the sandy bathing beaches.



FIRST FLOOR

APPROX. 59.7 SQ. METRES (642.5 SQ. FEET)



TOTAL AREA: APPROX. 59.7 SQ. METRES (642.5 SQ. FEET)

YOUknow **YOU**eye **YOU**sell **YOU**buy

YOUknow briefs you on property transactions. **YOU**eye watches the market for you. **YOU**sell describes how we market your home to get you the best possible price. **YOU**buy gives you highly informative insight into the homes we have for sale and local lifestyle.

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to YOUhome®.

you home®



Square Footage

Approximately 642 sq. ft

Fixtures and Fittings

To be confirmed.

Services

Mains water, electricity and gas radiator heating, none of which have been tested.

Method of Sale

This property is being offered for sale via Private Treaty.

Tenure

Leasehold – 99 years from 2002. Ground Rent (paid to the Cooper Dean Estates) £350 per annum. Service Charge £799.72 per annum.

Local Authority

Bournemouth Borough Council

Council Tax

Band C - £1,291.76 for 2009/2010.

Viewing

Strictly by prior appointment with YOUhome®, 101 Old Christchurch Road, Bournemouth, Dorset, BH1 1EP. Tel No: 01202 544500.

Directions

From our office in Old Christchurch Road proceed to the roundabout and turn left into Dean Park Crescent. At the Richmond Hill roundabout take the third exit into Wimborne Road and proceed to the traffic lights at Cemetery Junction. Proceed straight across the traffic light into Charminster Road and at the mini roundabout take the second exit into Wellington Road. Take the first turning on the left into Milton Road then the next turning on the right into Portchester Road.

URL

<http://youhome.co.uk/listings/1345>

