



STRATTON OAK ESTATES



2 2 1 C

8 Portarlington Road, Bournemouth, BH4 8BT

Guide Price £290,000

First Floor
Approx. 72.0 sq. metres (774.9 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)



- Perfectly located betwixt Westbourne High Street and Bournemouth Town.
- Immaculately presented, a true key turner to just move in and add your personal touch.
- Large lounge with access to the South facing balcony that overlooks the manicured communal grounds.
- Allocated garage with the advantage of a larger turning circle than most, coupled with parking.
- A short walk to the tree lined Middle Chine and onto the golden beaches Alum Chine enjoys.
- Residing on the First Floor of a purpose built development with a total of 9 apartments.
- Modern kitchen/breakfast with newly installed appliances and plenty of storage.
- Vendor suited!

This IMMACULATEDLY PRESENTED First Floor Apartment has a SOUTH FACING BALCONY overlooking the perfectly manicured gardens. Residing in the sought after 'Golden Grid' between Bournemouth Town and Westbourne. Spacious lounge, modern kitchen/breakfast room, and benefits from gas central heating installed just 4 years ago.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	77	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.