

**Flat 4 Mansfield Court, 26 Portarlington Road,
Bournemouth, BH4 8BZ**



Property overview

Guide Price £300,000

A well-presented two double bedroom first-floor purpose-built balcony apartment in Mansfield Court, Portarlington Road, Westbourne.

Convenient for the popular shops, restaurants and amenities of Westbourne High Street (0.4 miles), The Triangle & Bournemouth Town Centre (0.7 miles), Alum Chine Beach (0.8 miles), as well as travel routes to Poole (4.6 miles), Southbourne (4.4 miles) and further afield via the A338/Wessex Way (1.8 miles).

The accommodation offers an entrance hall with a guest WC and storage cupboard, a lounge/diner opening onto a southerly facing balcony, a kitchen/breakfast room and two double bedrooms, both of which have an en-suite.

Externally, there is resident/visitor parking spaces, communal gardens and an allocated garage. The property also benefits from UPVC double glazing, gas-fired central heating, a long lease and a share of the freehold.

Offered with no forward chain and vacant possession.



Accommodation

Front External:

Vehicular access from Portarlington Road, communal driveway to side/rear of building, four visitor spaces, communal bin store, communal front door to communal hall & stairwell to first floor, front door to:

Entrance Hall: 13' 8" max x 5' 9" max (4.16m x 1.75m)

Low-level cupboard housing electric consumer unit, radiator, doors to accommodation and door to:

Storage/Airing Cupboard: 2' 10" x 2' 7" (0.86m x 0.79m)

Slatted shelving providing storage, and a radiator.

Guest WC: 6' 5" max x 3' 1" max (1.95m x 0.94m)

Spotlights, extractor fan, wash hand basin with storage below and vanity mirror over, ladder style towel radiator, WC with enclosed cistern.

Lounge/Diner: 20' 8" max x 11' 8" max (6.29m x 3.55m)

Two radiators, TV point, sliding patio doors to:

Balcony: 11' 1" x 4' 1" (3.38m x 1.24m)

Southerly facing, enclosed by obscured glazed screen and metal balustrade, overlooking communal gardens, laid to slabs.

Kitchen/Breakfast Room: 18' 2" max x 8' 0" max (5.53m x 2.44m)

Window to front aspect, glow worm gas-fired combination boiler, range of eye and base level units, stainless steel 1 1/2 bow sink/drain, integrated appliances (fridge/freezer, oven/grill with gas hob and extractor over, Hotpoint washing machine), radiator.

Bedroom One: 17' 4" max x 10' 3" max (5.28m x 3.12m)

Window to rear aspect (overlooking communal gardens), radiator, door to:

En-Suite: 6' 8" max x 5' 5" max (2.03m x 1.65m)

Spotlights, extractor fan, part tiled walls, pedestal wash hand basin, WC, panelled bath (with glazed shower screen, mixer tap, and handheld attachment over), ladder style towel radiator.

Bedroom Two: 11' 9" max x 10' 3" max (3.58m x 3.12m)

Window to front aspect, radiator, door to:

En-Suite: 6' 7" max x 3' 11" max (2.01m x 1.19m)

Spotlights, extractor fan, part tiled walls, wash hand basin, WC with enclosed cistern, shower enclosure (with mixer controls and handheld attachment over), ladder style towel radiator.

Garage: 16' 10" max x 8' 7" max (5.13m x 2.61m)
7'0" opening (max height 6'0" max) Up and over door, providing storage:

Tenure:

Share of freehold with a 962 year lease (approx.).

Service Charge:

£530.10 per quarter (£2,120.40 total per year)

Ground Rent:

None.

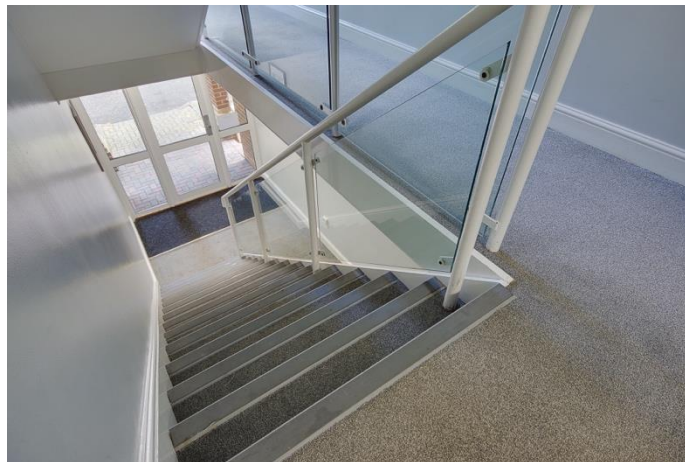
Photography













Floor Plan



NOTE: Not correct placement or to scale. For reference purposes only.

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EPC

Energy performance certificate (EPC)

Flat 4 Mansfield Court 26 Portarlington Road BOURNEMOUTH BH4 8BZ	Energy rating C	Valid until:	10 December 2031
		Certificate number:	4290-0093-0422-4193-3293

Property type	Mid-floor flat
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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