



## Portchester Road

Bournemouth, BH8 8JT

Guide Price £90,000 -  
£100,000

- Spacious Studio Apartment in Character Building
- Large Feature Character Bay Window
- Modern Fitted Kitchen
- Parking Space
- Well Presented Communal Areas
- Great Central Location
- Perfect Investment Opportunity or FTB
- Communal Gardens



## HOUSE & SON

House & Son are delighted to be able to offer for sale this spacious and well presented ground floor studio apartment; which forms part of this beautiful character building, in an excellent central location.

Situated within easy reach of Bournemouth town centre, the award winning sandy beaches and excellent public transport links. An ideal investment or first time buy. Access to the property is through the character communal entrance porch via a security intercom system, into a very well presented communal entrance hall. The front door gives access into a really well proportioned studio, of a generous size; with a lovely large southerly aspect bay window to the front, allowing an abundance of natural light. A modern kitchen area is fitted with range of base units and eye level cupboards, electric oven and hob, space for fridge/freezer

and washing machine. Completing the accommodation is a modern shower room comprising corner shower cubicle, WC and wash hand basin.

Outside, there are communal lawned gardens to the rear and a parking space for this property. The property is offered for sale with no forward chain!

## COMMUNAL ENTRANCE

## STUDIO ROOM

17' 8 into bay" x 13' 6" (5.38m x 4.11m)

## SHOWER ROOM

7' 2" x 6' 10" (2.18m x 2.08m)

## OUTSIDE

Communal gardens to the rear and a parking space.

## OFF ROAD PARKING

Allocated parking space.

## TENURE AND CHARGES

Leasehold - 125 years from 2008.

Service charges - £1,770 (approximately).

Ground rent - £175.00 per annum.

## AGENT'S NOTE

The internal photographs are from 2022 and provide an illustration of the property.

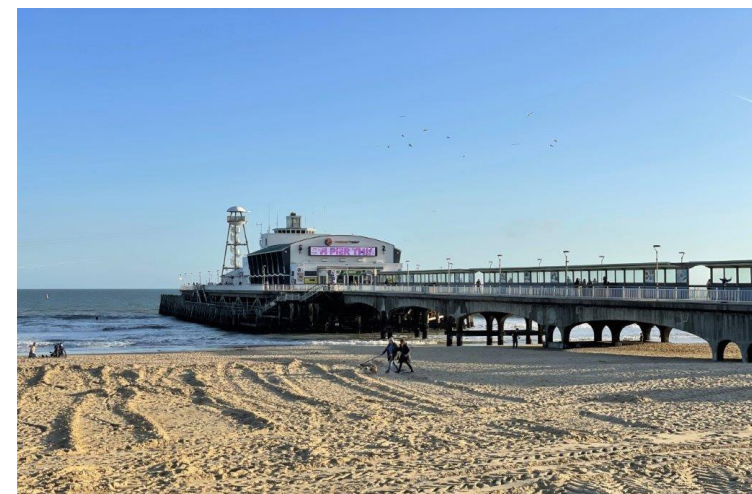
## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided

in error, save as otherwise required by law.



HOUSE & SON FLOORPLAN - 37 PORTCHESTER ROAD



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**COUNCIL TAX BAND**

Tax band A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole  
Council

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### Energy performance certificate (EPC)

Flat 3 37 Portchester Road BOURNEMOUTH BH9 5JT	Energy rating <b>E</b>	Valid until 11 May 2033
Property type		Ground-floor flat
Total floor area		25 square metres