house&son

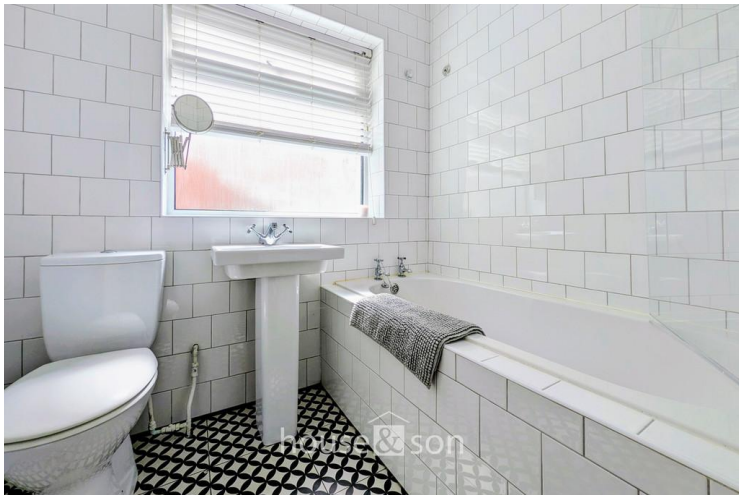
Portland Road

Bournemouth, BH9 1NE

Guide Price £200,000

£220,000

- Ground floor apartment with private entrance
- Two well proportioned bedrooms
- Approximately 53 square metres of accommodation
- South facing private rear garden
- Off-road parking
- Modern gas fired combination boiler and full double glazing
- Long lease with peppercorn ground rent
- Offered with vacant possession



HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
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Offered with vacant possession and a long lease, this smartly presented ground-floor two-bedroom apartment delivers an appealing blend of comfort, practicality and low-maintenance living, enhanced further by its own private entrance, off-road parking, and a private south-facing rear garden.

Positioned between Charminster and Winton, the property is ideally suited to first time buyers, downsizers or investors seeking a well located home with strong fundamentals and minimal ongoing hassle.

Internally, the accommodation extends to approximately 53 square metres and is well arranged, with a welcoming lounge/diner providing a comfortable central living space. The modern fitted kitchen sits just off the living area, while both bedrooms are well proportioned for the overall footprint of the property. The bathroom is finished in a contemporary style, complementing the home's overall presentation.

The property further benefits from a modern gas fired combination boiler and full double glazing throughout, supporting efficient and reliable day-to-day living.

The principal bedroom is a particularly strong feature of the home, offering generous proportions, while the second bedroom provides flexibility as a guest room, nursery or home office depending on requirements.

A real standout is the south facing private rear garden, offering a bright and sunny outdoor space that is ideal for relaxing, entertaining, or simply enjoying a bit of outdoor privacy.

Further benefits include off-road parking, a long lease, peppercorn ground rent, and an "as and when" maintenance arrangement, helping to keep ongoing costs simple and predictable.

With vacant possession, the property is ready for immediate occupation and represents a smooth and straightforward purchase opportunity.

Location

Conveniently positioned between Charminster and Winton,

the property is within easy reach of both vibrant high streets, offering an excellent mix of cafés, restaurants, independent shops and everyday amenities. Queens Park is also nearby, providing attractive green open space, leisure facilities and walking routes.

The area is well served by regular bus routes, offering easy access across Bournemouth and surrounding areas, while the nearby Wessex Way provides a direct route for commuters.

HALLWAY
8' 3" x 8' 1" (2.51m x 2.46m)

LOUNGE/DINER
12' 11" x 10' 6" (3.94m x 3.2m)

KITCHEN
13' 6 into door recess" x 8' 3" (4.11m x 2.51m)

MASTER BEDROOM
16' 0" x 13' 2" (4.88m x 4.01m)

BEDROOM TWO
9' 8" x 5' 9" (2.95m x 1.75m)

BATHROOM
5' 6" x 5' 2" (1.68m x 1.57m)

TENURE & CHARGES
Lease - 168 years (approximately).
Ground Rent - peppercorn.
Service charges - 50/50 as and when.

AGENT'S NOTE
The room measurements are approximate.

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.

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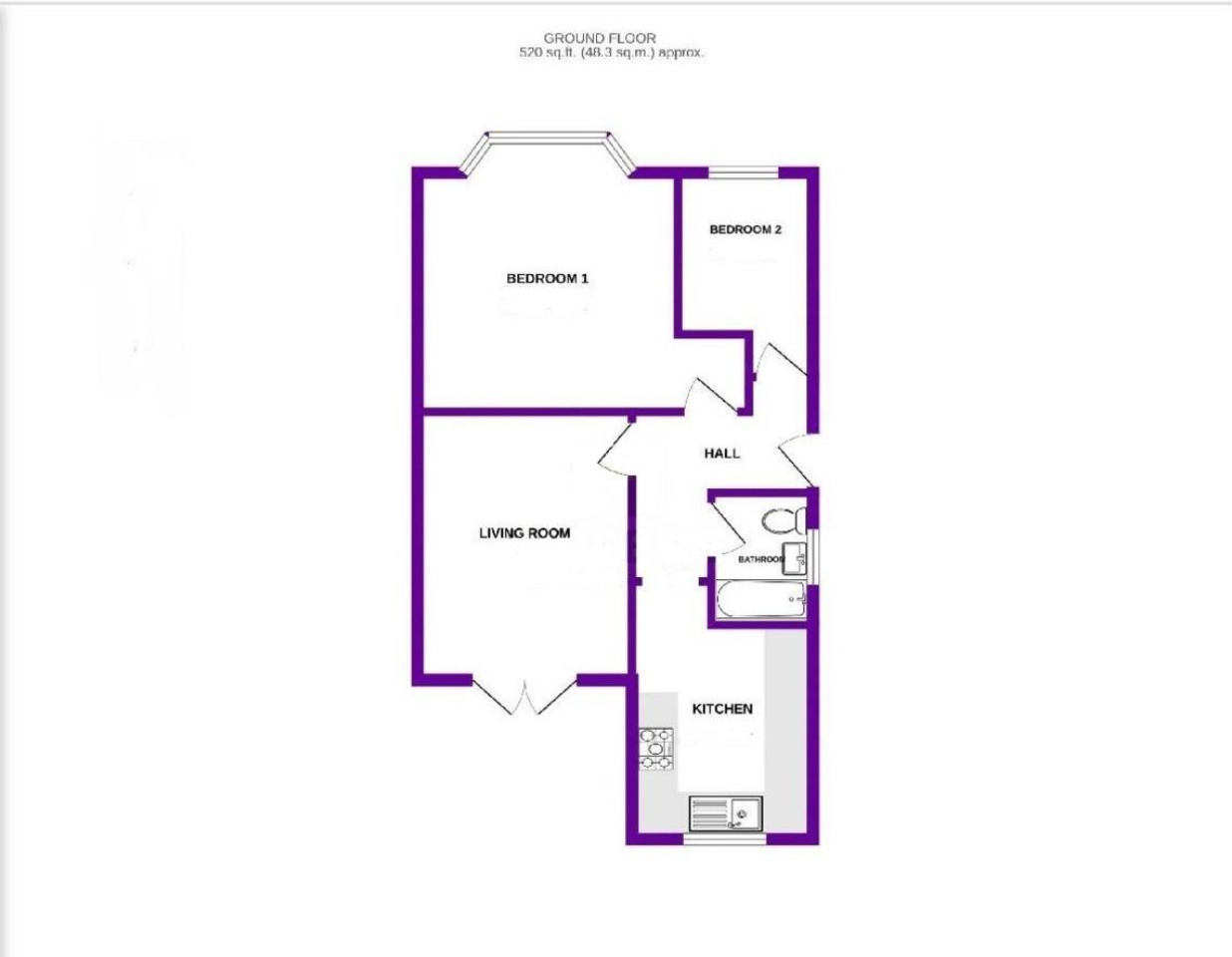

COUNCIL TAX BAND

Taxband A

TENURE

Leasehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

Ground Floor Flat 29, Portland Road BOURNEMOUTH BH9 1NE	Energy rating D	Valid until:	31 January 2027
		Certificate number:	7798-9013-6269-4243-6930

Property type	Ground-floor flat
Total floor area	53 square metres

OFFICE

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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