



**Connells**

Portman Road  
Bournemouth



Portman Road  
Bournemouth BH7 6EZ

for sale offers in excess of  
**£190,000**



## Property Description

Connells are pleased to present this first and second floor maisonette which offers three bedrooms, sitting/dining room, separate kitchen and family bathroom. It benefits from allocated parking and a long lease with maintenance split with the ground floor on an as & when basis.

Local amenities can be reached in just over 300 meters and Boscombe Beach within one mile- here you will also find a seafront restaurant and many beach activities. Boscombe is a popular suburb of Bournemouth and there are a number of great shopping facilities including a variety of boutique shops, cafe's, bars and restaurants. There is also a main line train station at Pokesdown and Bournemouth which provide direct links to London Waterloo.

### Entrance Hall

Secure entry system. Stairs to the first floor landing.

### First Floor Landing

Doors to all rooms. Stair rise to second floor landing.

### Sitting Room

12' 1" x 11' 4" ( 3.68m x 3.45m )

Double glazed window to the rear. Radiator. Laminate flooring. TV point.

### Kitchen

11' 6" x 5' 9" ( 3.51m x 1.75m )

Double glazed window to the front aspect. Fitted with a range of matching wall and base units with wood block effect worktops over. 1 and 1/2 bowl sink and drainer unit with tiled splashbacks. Inset electric hob with electric oven underneath and stainless steel cooker hood over. Space for freestanding fridge freezer. Radiator. Tiled floor.

### Bedroom Two

12' x 10' 3" ( 3.66m x 3.12m )

Measurements including door recess.

Double glazed window to the side aspect. Radiator.

### Bedroom Three

8' 2" x 6' 5" ( 2.49m x 1.96m )

Double glazed window to the side. Radiator.

### Second Floor

Door to rooms.

### Bedroom One

17' 7" max x 14' 1" ( 5.36m max x 4.29m )

Double glazed window to the front. Built in eaves storage. Radiator.

### Bathroom

Roof window. Four piece suite comprising corner bath with shower over. Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Airing cupboard.

### Agents Notes;

Lease: 999 years from 1 October 1988

Service Charge: As & When Basis

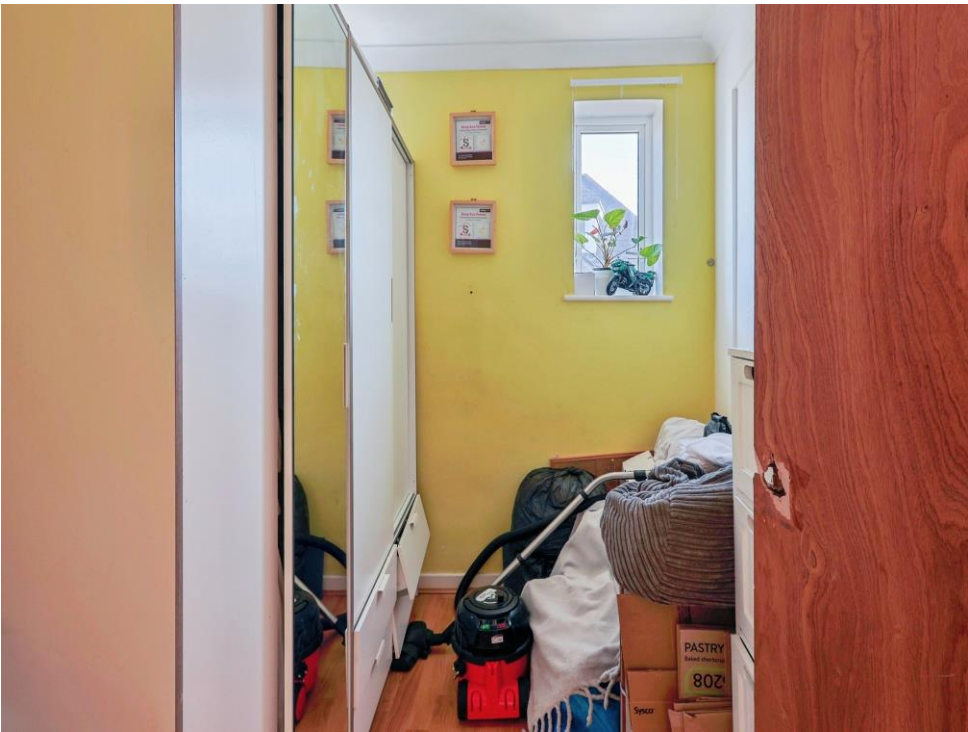
Ground Rent: £0

Buildings Insurance: £226.50 per annum

Council Tax Band B - BCP Council















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01202 423 281**  
**E [southbourne@connells.co.uk](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306475](http://connells.co.uk/Property/SBN306475)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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