



19A, Montague Road, Portman Estate
(Southbourne), Bournemouth, Dorset, BH5

Guide Price **£299,950**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Allocated Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Superbly located in a premier road close to beaches!

SUPERBLY LOCATED IN A PREMIER ROAD JUST A SHORT WALK FROM SOUTHBOURNE BEACHES AND HIGH STREET THIS FIRST FLOOR APARTMENT OFFERS SPACIOUS ACCOMMODATION THROUGHOUT.

The apartment is accessed via a communal entrance and stairwell shared only with the top floor apartment.

Entering the property itself a hallway offers built in storage and has doors leading to all rooms.

The lounge has two Southerly side aspect windows and offers ample room for a good range of living and dining room furniture, picture rails and a fireplace giving the room a character feel.

A separate kitchen comes fitted integrated appliances, and a good range of eye and base level cupboards finished with contrasting working surfaces and tiled splashbacks.

There are two bedrooms, both of which make for excellent double rooms and feature walk in bay windows overlooking the front of property. Measuring 16'8 in to the bay, the master bedroom is a particularly spacious room and benefits from an en-suite with walk in shower, low level WC and hand wash basin.

The main bathroom has a large, frosted window to the side and is fitted with a low-level WC, hand wash basin and full-sized bath. Walls are 3/4 tiled with floors fully tiled.

Outside, a driveway to the front provides off road parking and where the subject apartment has an allocated space.

The property benefits from double glazing and gas central heating throughout. It is presented in good order and would make a great home or holiday retreat close to Southbourne's golden sandy beaches.

COUNCIL TAX BAND: C

THE TENURE: We understand the property is leasehold with approximately 105 years remaining. Ground Rent is currently £100 per annum.

Maintenance is charged on an as and when basis, this apartment liable for 25% of the total costs.
The last bill for buildings insurance was £162.
No short term/holiday lets.
Pets require freeholders' permission.

NB: This information has been provided by our seller and not verified; any interested party should seek confirmation from their legal representative.



KEY POINTS

Spacious apartment

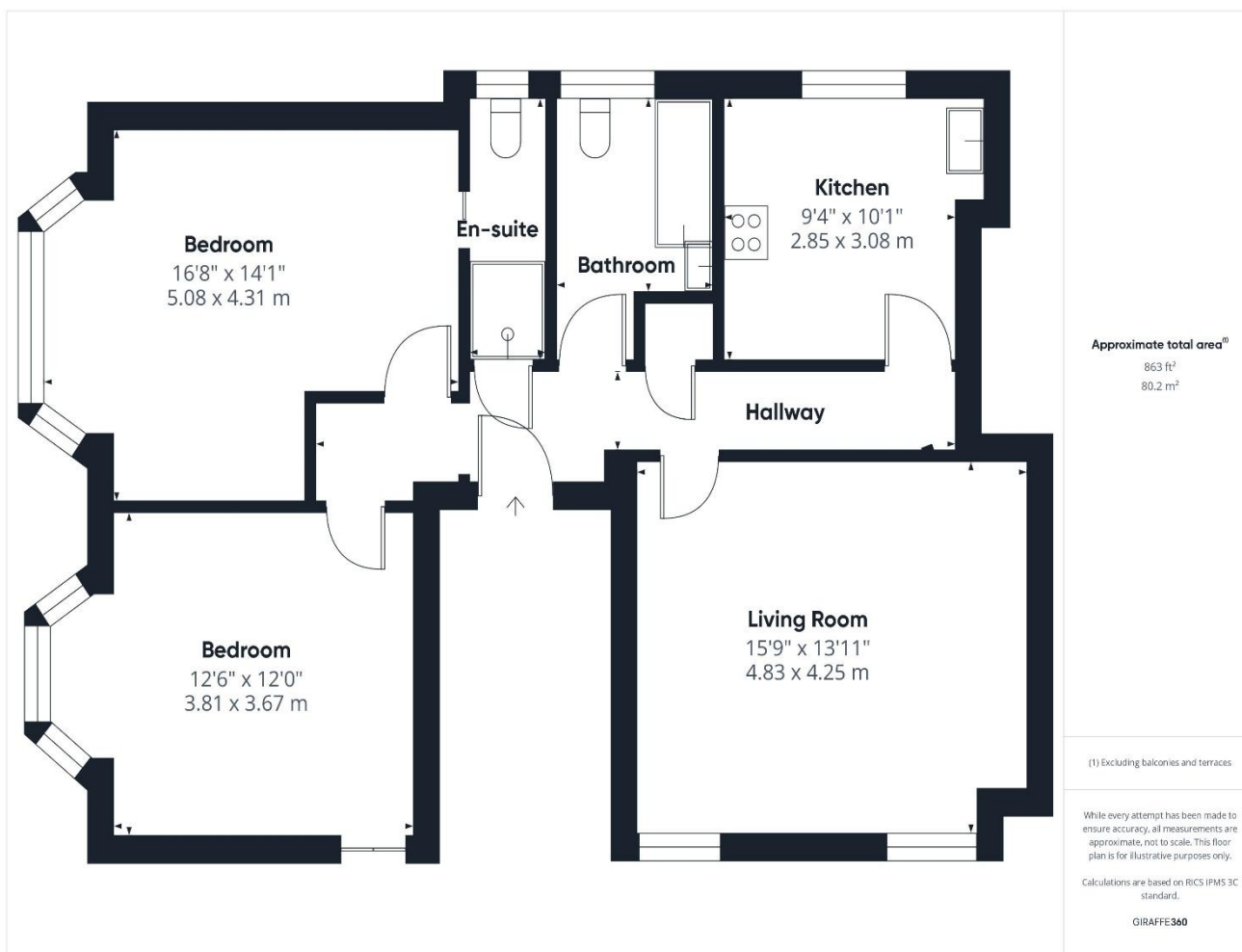
Great location close to beaches

Two double bedrooms

En-suite to master

Lounge and separate kitchen

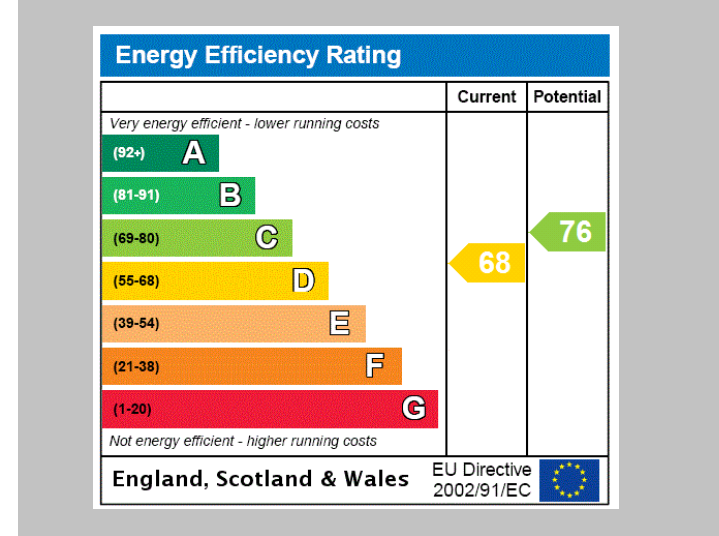
Allocated parking



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

THE PROPERTY PROFESSIONALS

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