





## HOUSE & SON

House & Son are delighted to offer for sale this charming, one-bedroom apartment, set within a converted Edwardian house. The building itself retains its original external features and presents as a striking property. Located in the ever-popular Charminster area, this home is a fantastic first-time purchase. Being within walking distance of Charminster High Street, Bournemouth train station and the Lansdowne. Further, the property has a long lease of approximately 107 years remaining, is offered with vacant possession and no forward chain.

## COMMUNAL ENTRANCE

Original entrance porch leads into communal entrance, with secure intercom system. Reception hallway with the stairs to the second floor, private entrance leading into flat N8.

## RECEPTION HALLWAY

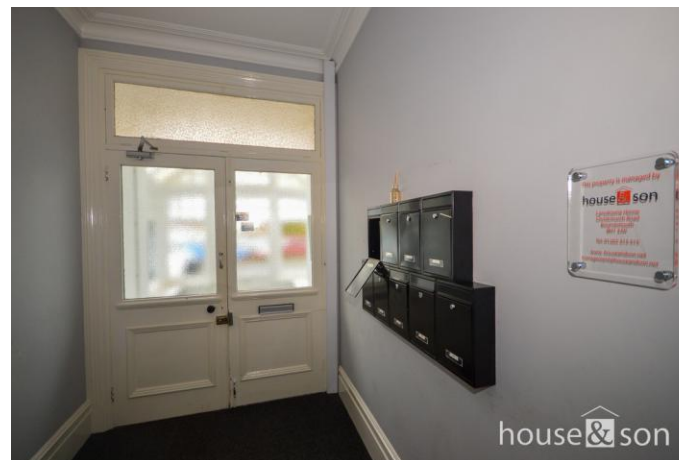
**6' 10" x 6' 9" (2.08m x 2.06m)**

Spacious reception hallway with the intercom handset, cupboard housing electric and consumer unit, double glazed sky lighting a great deal of natural light.

## LIVING AREA

**17' 5 into chimney recess" x 13' 6 into bay window"**  
**(5.31m x 4.11m)**

Feature sloping ceilings. UPVC double glazed window to front, electric radiator, ample space for living and dining, with a further kitchen area comprising of stainless steel single bowl sink with drainer to side, chrome mixer tap over, inset into roll top work surface, with a range of base units under, and space for under counter fridge or freezer. Inset electric fan oven, with electric hob over, matching wall mounted units, part tiled walls and a vinyl floor strip in front. There is a good provision of electrical sockets, cable and TV aerial points.



## **BEDROOM**

**14' 5 into bay" x 12' 3 max" (4.39m x 3.73m)**

Feature sloped ceilings, UPVC double glazed window to front, electric radiator, spacious storage cupboard, further eave storage cupboard, access into shower room.

## **SHOWER ROOM**

**10' 0" x 6' 4" (3.05m x 1.93m)**

Feature slope ceilings. White three piece suite comprising pedestal wash hand basin, low-level WC and shower cubicle with glass screen, chrome detailing and electric shower. Power and plumbing for washing machine. Towel rail and laminate flooring.

## **OUTSIDE**

Off Road parking for multiple vehicles on a first come first served basis.

## **TENURE**

107 years (approximately).

## **GROUND RENT**

£175 per annum (approximately).

## **MAINTENANCE**

£1,700 per annum.





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## Energy performance certificate (EPC)

FLAT 5 37 PORTCHESTER ROAD BOURNEMOUTH BH8 6JT	Energy rating	Valid until:	12 October 2030
	<b>C</b>	Certificate number:	9373-3905-6290-7510-6200

Property type	Top-floor flat
Total floor area	45 square metres

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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 and 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.