



Flat 3, 3 Grosvenor House, Grosvenor Road, Bournemouth, Dorset BH4 8BQ

£300,000

brown & kay



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### THE PROPERTY

Brown and Kay are delighted to market this two/three bedroom apartment located on the sought after Golden Grid of Westbourne. The property is positioned on the first floor (PLEASE NOTE, THERE IS NO LIFT) of this small purpose built block and affords bright and well proportioned accommodation now in need of some modernisation. The home comprises entrance hall, large lounge/diner with balcony, fitted kitchen, two double bedrooms with bedroom one featuring an en-suite shower room, family bathroom, further study/bedroom three and externally there is a garage.

Grosvenor House sits in well manicured grounds and is ideally situated within level walking distance of the village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. In the opposite direction, you can take a leisurely stroll through the Chine, which meanders directly on to the beach with miles upon miles of impressive promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - 983 years remaining
- Pets and Holiday lets - Not permitted
- Service Charge - £1900 per annum
- Management Agent - Self managed
- Parking - Garage and first come first served parking
- Utilities - Mains Electricity, gas and mains Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom
- Mobile Signal - Refer to Ofcom
- Council Tax - Band E
- EPC Rating - C
- Pets & Holiday Lets - Not permitted

### KEY FEATURES

- NO FORWARD CHAIN
- TWO/THREE BEDROOMS
- FIRST FLOOR APARTMENT
- GARAGE
- SHARE OF FREEHOLD
- TWO BATHROOMS
- BALCONY
- LARGE LOUNGE DINER
- COUNCIL TAX BAND E
- CLOSE TO WESTBOURNE VILLAGE AND BEACH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C	79	79
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

