



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 6, Shelley Court, 11 Grosvenor Road BH4 8BQ

Guide Price £325,000

The Property

Brown and Kay are delighted to market this impeccably presented two bedroom apartment located on the sought after Golden Grid of Westbourne. The property is positioned on the second (top) floor (PLEASE NOTE, THERE IS NO LIFT) of this small purpose built block and affords bright and well proportioned accommodation to include a more than generous entrance hall, dual aspect lounge with southerly aspect balcony, separate dining room, well fitted kitchen, an en-suite shower room and externally there is a garage.

Shelley Court 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 Spencers 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.

COMMUNAL ENTRANCE HALL

Secure entry system with STAIRS to the second floor landing lobby area, door through to the apartment.

ENTRANCE HALL

13' 6" x 5' 6" (4.11m x 1.68m) A spacious entrance hall with access to loft space via retractable ladder, double opening cupboard housing tank with linen storage, further cloaks storage cupboard.

LOUNGE

17' 7" x 13' 0" (5.36m x 3.96m) Double glazed sliding doors to balcony, fireplace with matching hearth and mantel, two radiators, double glazed window to the side aspect.

BALCONY

A generous sunny aspect balcony with space for table and chairs.

DINING ROOM

11' 2" x 9' 10" (3.40m x 3.00m) Double glazed window to the side aspect, radiator.

KITCHEN

11' 1" x 8' 8" (3.38m x 2.64m) Double glazed window to the side aspect, fitted with an excellent range of wall and base units, work surfaces with inset gas hob, housing for microwave and oven, pull out carousel unit, integrated dishwasher, space for fridge/freezer, space and plumbing for washing machine, radiator.

BEDROOM ONE

12' 11" x 11' 1" (3.94m x 3.38m) Double glazed window to the front aspect, vanity unit with two, three drawer units, two sets of double wardrobes, radiator.

EN-SUITE SHOWER ROOM

8' 6" x 4' 9" (2.59m x 1.45m) Double glazed window to the side aspect, modern suite comprising wash hand basin inset into vanity unit with cupboards under, corner shower cubicle and low level w.c. Tiled walls and flooring, heated towel rail.

BEDROOM TWO

11' 6" x 9' 1" (3.51m x 2.77m) Double glazed window to the side aspect, range of built-in wardrobes with vanity unit and up and over storage cupboards.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) Double glazed window, suite comprising bath with hand grips and shower screen, wash hand basin inset in to vanity unit, low level w.c., heated towel rail, tiled walls.

OUTSIDE

Well tended communal gardens which are laid to lawn with shrub borders.

GARAGE

In block to the rear with pitched roof, up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 2004
Maintenance - Approximately £2,000.00 per annum to include cleaning of communal areas, window cleaning, and gardening.

COUNCIL TAX - BAND D