

Grosvenor Court  
17 Grosvenor Road  
Bournemouth, BH4 8BQ



A versatile and spacious three bedroom first floor apartment with a south facing balcony, being ideally located close to the vibrant Westbourne Village and beach.

Price guide £300,000 Share of Freehold





## SITUATION & DESCRIPTION

This beautifully proportioned first floor apartment offers versatile and flexible accommodation. The apartment itself is located in a fabulous, central residential area and is one of only six, being close to the vibrant Westbourne Village, with its variety of restaurants, Marks & Spencers food hall, as well as the local beach and public transport facilities.

The main entrance is entry phone protected for the residents privacy and security. A welcoming communal entrance hall, creates an excellent first impression. A private front door can be located to the left and leads into the entrance hall, with all principle rooms leading off. There is a useful built in cloaks cupboard. The elegant lounge enjoys a double aspect, with sliding patio doors that open out onto the good sized south facing balcony. The kitchen has an extensive range of wall and floor mounted storage cupboards with ample work surfaces below. Breakfast bar. Space and plumbing for washing machine.

There are three good size bedrooms, with two having the benefit of built in wardrobes, incorporating hanging and shelving space. The bathroom with its spacious shower cubicle, pedestal wash hand basin and low level WC complete the accommodation.

A long tarmac driveway leads to the rear of the building. The grounds are beautifully maintained, being laid to lawn with numerous flower and shrub borders. There is a garage with an up and over door. The apartment is offered for sale with no forward chain and viewing is highly recommended.

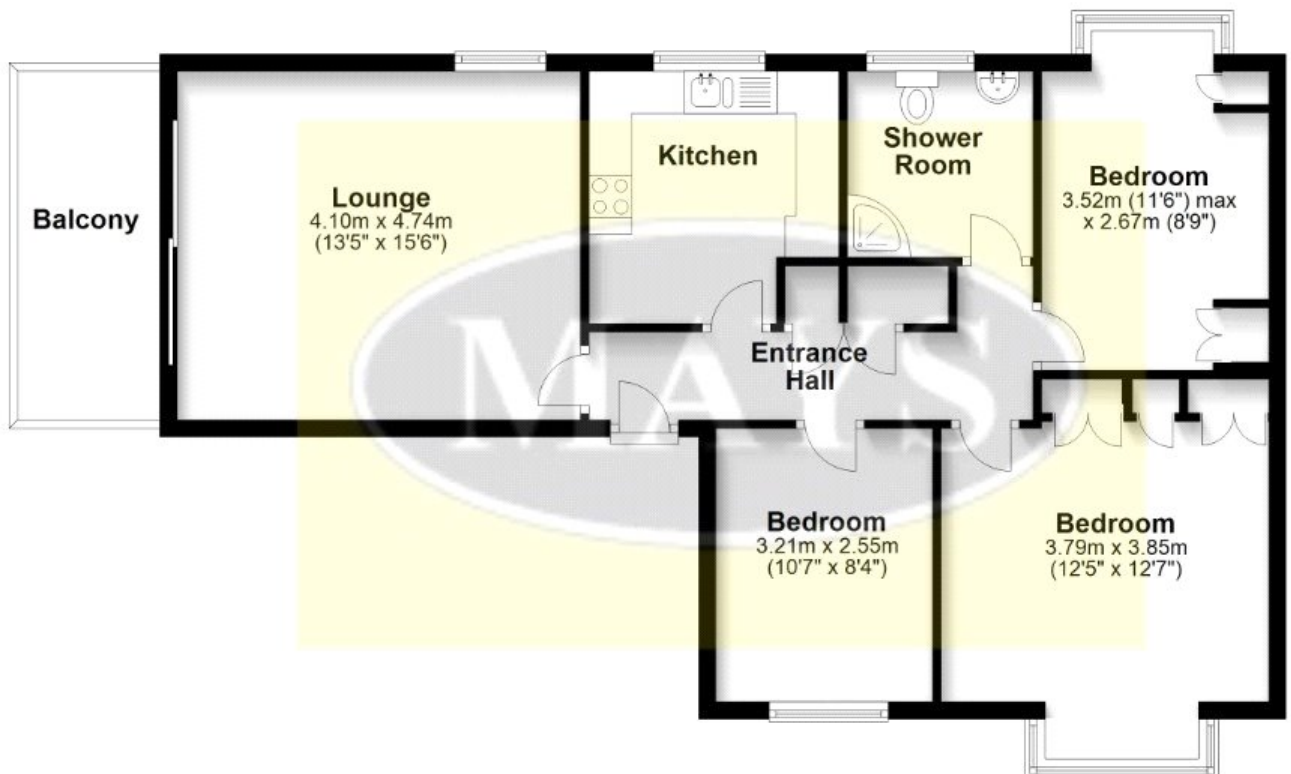
## TENURE

Length of lease 999 years from 2nd May 1986.  
Service charges - £2,670 per annum.

- Versatile & Spacious First Floor Apartment
- Three Double Bedrooms
- South Facing Sun Balcony
- Excellent Storage Throughout
- Elegant Lounge
- Beautifully Manicured Grounds
- Close To Westbourne Village & The Beach
- Garage
- No Forward Chain
- Share Of The Freehold

## First Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	73	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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**New Developments (where applicable)**

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