



**Gervis Road
Bournemouth, Dorset**

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A spacious and beautifully presented two double-bedroom first-floor apartment, ideally situated in the sought-after East Cliff location. Just a short walk from Bournemouth Town Centre and within easy reach of the seafront and award-winning sandy beaches, this home offers both convenience and coastal charm. Weston Grange is an impressive Art Deco-style development that has retained many of its original features. The apartment enjoys a desirable southerly aspect and has been fully refurbished by the current owners to a high standard.

Offered with no onward chain, the property is accessed via a secure entry phone system leading to a beautifully maintained communal hallway, with both stairs and a lift providing access to the first floor. Upon entering, a welcoming hallway with a large storage cupboard leads into a spacious living/dining room, which enjoys a bright front-facing aspect. A separate kitchen to the rear offers ample floor and wall-mounted units along with a useful additional storage cupboard.

Both double bedrooms overlook the front aspect, providing generous space for wardrobes and furnishings. A modern walk-in shower room and a separate WC complete the accommodation.

Externally, the property is set within well-maintained communal grounds, and the apartment benefits from a private garage. Resident permit parking is available for one car at a cost of around £100 per annum; parking bays are situated in the immediate vicinity on Weston Drive and Gervis Road.

Share of freehold - 978 years remaining.

Maintenance: Approx. £4,609 per annum includes heating, water rates and buildings insurance.

EPC RATING: C

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Second Floor

Approx. 79.6 sq. metres (856.7 sq. feet)



Total area: approx. 79.6 sq. metres (856.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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