



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



Floor Plan



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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## Flat 2 Grand Marine Court, Durley Gardens, BOURNEMOUTH BH2 5HS

Guide Price £300,000

### The Property

Situated moments from miles upon miles of stunning beaches is this character two bedroom apartment located in this impressive building. The home occupies a third floor position with lift access and affords generous and well proportioned accommodation throughout and in brief comprises a large reception room with fireplace, good size kitchen with feature window seat, two double bedrooms and bathroom. Furthermore, there is a share of freehold and no forward chain making this an ideal main home or lock up and leave.

The property occupies a fantastic position moments from the beach and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bournemouth town centre with its wide and varied range of shopping and leisure pursuits together with beautifully manicured gardens is within walking distance, and the bustling village of Westbourne which has a more eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also closeby.

### COMMUNAL ENTRANCE

Stairs and lift to all floors, the subject apartment is situated on the third floor.

### ENTRANCE HALL

With doors to the following rooms:-

### LOUNGE

19' 3" x 16' 0" (5.87m x 4.88m) Feature fireplace, double glazed window to the side.

### KITCHEN

12' 2" x 10' 7" (3.71m x 3.23m) Well fitted with a range of wall and base units with work surfaces, feature window seat with cupboards below, inset electric hob with extractor fan above and oven below, integrated fridge, freezer and washing machine. Double glazed window to the side aspect.

### BEDROOM ONE

13' 6" x 13' 6" (4.11m x 4.11m) Double glazed window to the side aspect, fitted wardrobes.

### BEDROOM TWO

11' 10" x 11' 9" (3.61m x 3.58m) Double glazed window to the side aspect, fitted wardrobes.

### BATHROOM

Suite comprising bath, w.c. and wash hand basin. Double glazed window to the side.

### PARKING PERMIT

On a permit basis for the parking area on a first come, first serve basis.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 28/01/1989  
Maintenance - For the period 23/24, £707.48 per quarter is payable which includes hot water and sewerage.

Buildings Insurance - £350.00 per annum

### COUNCIL TAX - BAND C