

Grand Marine Court
Durley Gardens, West Cliff, Bournemouth BH2 5HS
Guide Price £465,000 Share of Freehold

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Property Summary

With a frontline positioning and the most incredible sea views that can be enjoyed from the reception rooms and kitchen, this two double bedroom ground floor apartment has incredibly spacious living accommodation throughout. This is an outstanding property for purchasers wanting sea views, immediate access to the beach and impressive room sizes, and it truly captures the essence of South Coast living.



Key Features

- Frontline sea views and direct access to the coast
- Private entrance to the apartment
- Hallway with plentiful storage and cloakroom
- Large mezzanine reception rooms with sea views
- Fitted kitchen with sea views
- Principal bedroom with ensuite plus second double bedroom
- Bathroom
- Direct access to communal gardens
- Residents parking
- Images supplied by vendor during Summer 2023



About the Property

The property can be accessed either by an impressive entrance on Durley Gardens or independently through the gated communal gardens.

Undoubtedly, when inside the property your eye is continually drawn to the sea views which can be seen from both reception areas and the kitchen. The upper reception level has a large picture window that overlooks the sea and there is a door that leads directly to the communal gardens. The lower reception area is part open plan to the kitchen, and this gives a tremendous feeling of space whilst socially connecting the rooms.

A large hallway connects the living accommodation to the bedrooms, bathroom and cloakroom. The principal bedroom has an ensuite shower room, whilst the second double bedroom is serviced by the main bathroom. There is a further cloakroom off the hallway and generous provision for storage.

Outside the property enjoys direct access to a communal garden and a gate leads directly to a footpath that extends to the beach. There are permit parking spaces for residents to the side of the building and a further 9 private underground parking spaces that are available upon application. Applicants for these spaces are placed on an availability waiting list, and when granted the space is charged at £50 pcm.

Tenure: Share of Freehold

Lease length: 999 years from 25th March 1989

Maintenance: £2,743.36 per annum (£685.84 per quarter)

Notes: Pets are permitted on licence

Council Tax Band: C



GROUND FLOOR

1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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About the Location

Durley Gardens is situated in an unrivalled position in the highly prestigious location of West Cliff, located within a few minutes walk of the town centres 7 miles of award winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theatres and restaurants. The town hosts the Russell-Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.

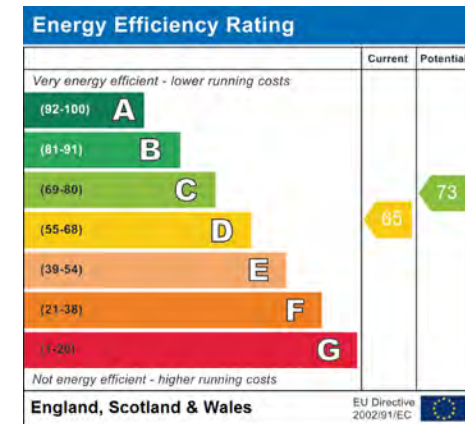
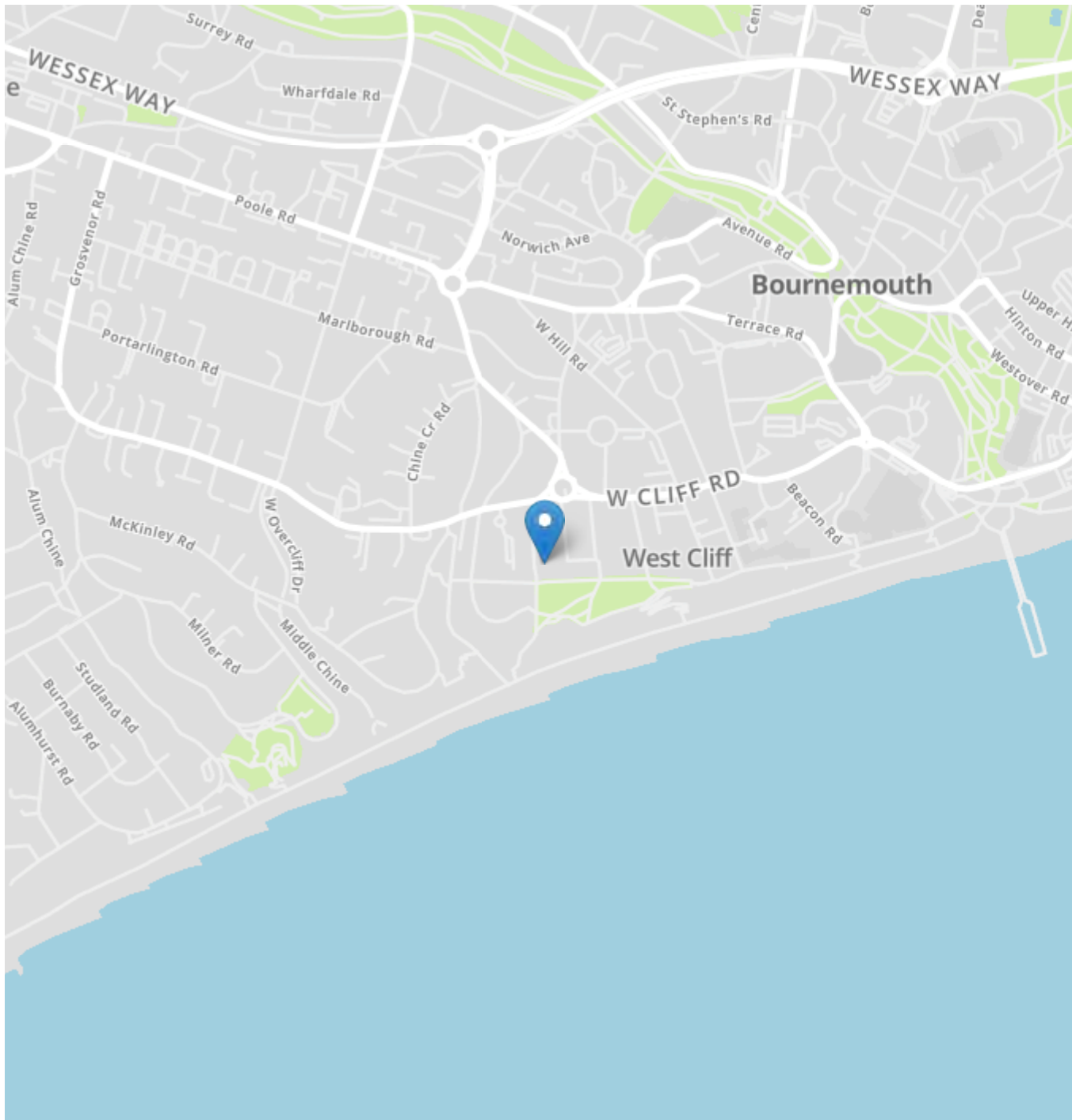


About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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