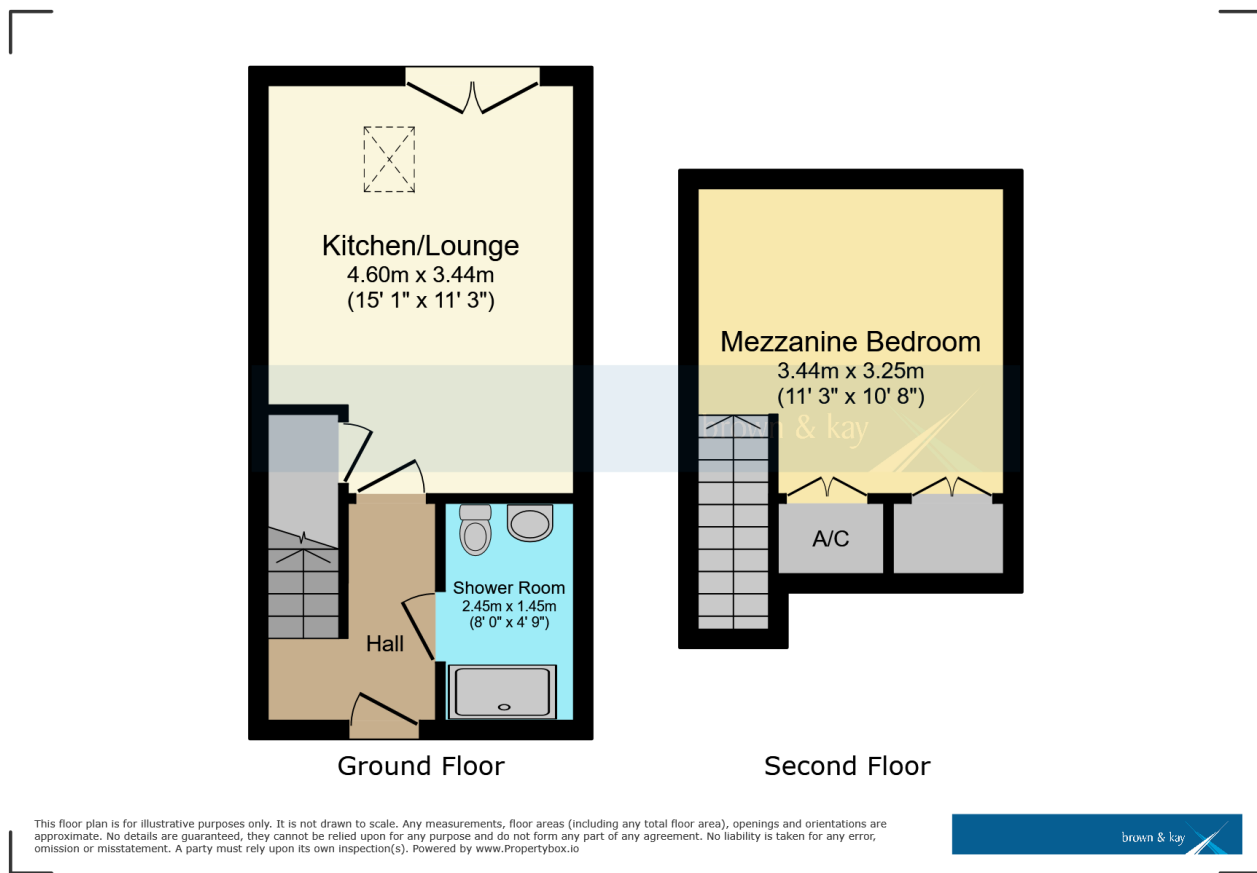




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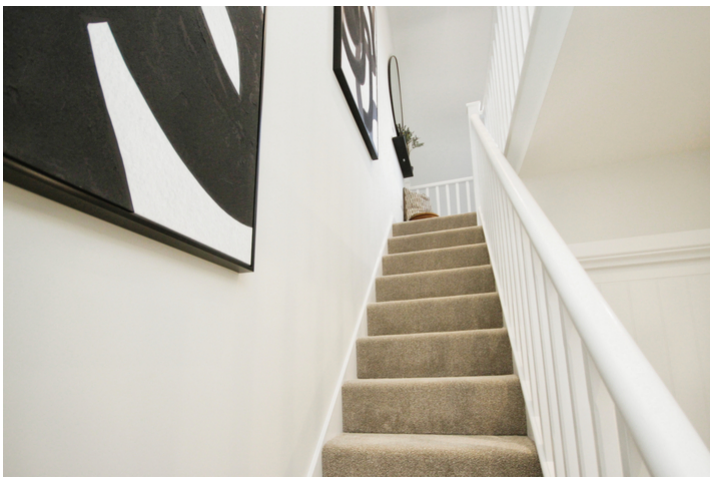
brown & kay

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: [01202 676292](tel:01202676292)



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: [01202 765995](tel:01202765995)



12 Granville Works 46 R L Stevenson Avenue, Westbourne, Dorset BH4 8EQ Prices from £222,500

The Property
Granville Works is a beautifully designed, unique warehouse style development of one- and two-bedroom apartments recently constructed with incredible attention to detail by a highly regarded local family developer and built to an exceptional standard with distinct architectural features. The homes have been fitted with state of the art, energy efficient, air source heat pumps utilising low carbon renewable energy. Apartments on the ground floor benefit from their own private outside areas with access onto the landscaped communal grounds whilst the first-floor apartments are split level with striking vaulted ceilings. All the homes benefit from underfloor heating, high specification kitchens, and bathrooms, along with integrated appliances.

The development is situated within the heart of Westbourne, renowned for its laid-back ambiance and coffee scene, diverse eateries and boutique shops together with the usual high street names such as Marks and Spencer food hall is also within a stroll away. Award winning beaches are just a short walk away, these can be accessed via a picturesque chine walk which meanders down to the beachfront where in one direction you can walk to Bournemouth Centre and in the opposite direction is the world-famous Sandbanks Peninsula and Poole Harbour.

Access to London and the Southwest are within easy reach with an excellent rail and bus network with mainline stations available in Bournemouth, Poole and Branksome Station.

SECURITY DOOR PROVIDES ACCESS TO COMMUNAL ENTRANCE
Stairs to first floor
DOOR TO APARTMENT ENTRANCE
OPEN PLAN LOUNGE/KITCHEN
15' 1" x 11' 3" (4.60m x 3.44m) Stunning room with feature crittall windows overlooking communal gardens, kitchen with good range of wall and base units and integrated appliances, space for lounge furniture and small cafe table, storage cupboard.
SHOWER ROOM
8' 0" x 4' 9"(2.45m x 1.45m) Shower cubicle with wall mounted shower, low level WC, wash hand basin, tiled walls, heated towel rail.
STAIRS LEAD TO FIRST FLOOR AND FEATURE MEZZANINE BEDROOM
11' 3" x 10' 8"(3.44m x 3.25m) Stunning feature bedroom which overlooks the lounge, built in wardrobes
OUTSIDE-COMMUNAL GARDEN AREAS

MATERIAL INFORMATION
Tenure – Share of freehold
Length of lease-TBA
Service Charge - Approximately £1,100.00
Lettings-Long term allowed
NO HOLIDAY LETS
Pets-Allowed under licence subject to a no nuisance clause
Utilities – Mains Electric & Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – Band TBA
EPC Rating - TBA