



**Flat 4 Grove Court, 36 Grove Road
Bournemouth, Dorset, BH1 3DY**

GROVE COURT

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SHARE OF FREEHOLD – OIEO - £425,000

A superbly presented and maintained three bedroom, two reception room first floor apartment situated within the highly sought after East Cliff location only a moments walk to the award winning sandy beaches and within easy reach of Bournemouth Town Centre and main transport links. The property has undergone complete modernisation by the current owner featuring two modern bath/shower rooms, wonderfully presented kitchen, garage and spacious balcony offering sea views. The property further benefits from visitors parking to the front and a share of the freehold.

The development is accessed by a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property you are instantly welcomed by a spacious entrance hall offering ample storage cupboards and opening into a generously sized living room with sliding doors opening onto a private southerly facing balcony. From the living room you lead into a separate dining room which in turn opens into a kitchen which offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for kitchen appliances. The properties three bedrooms are generously sized double rooms with the impressive master bedroom offering a dual aspect outlook, fitted wardrobes and is served by a modern ensuite shower room. The accommodation is complete with a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

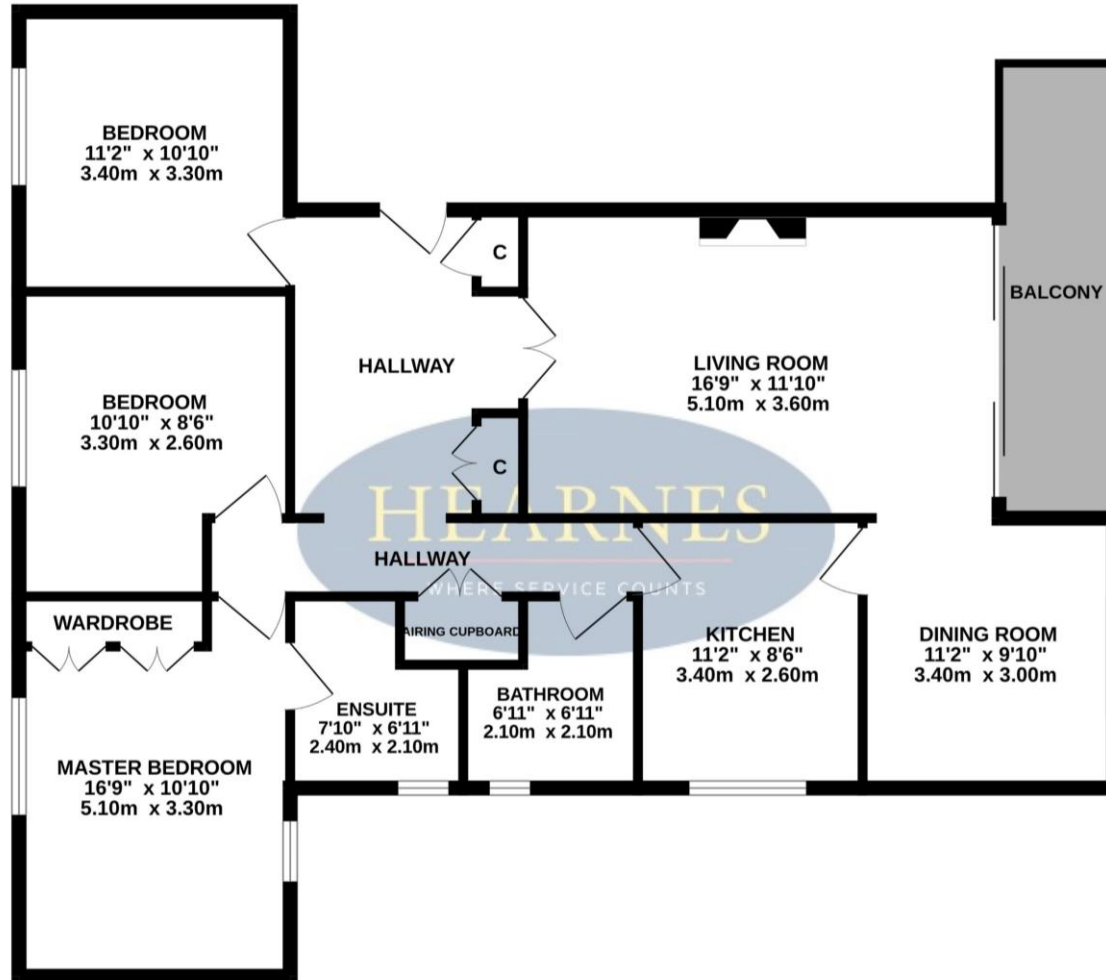
Externally, the property is situated within well maintained communal grounds. To the rear of the development there is a single garage with up and over door.

EPC: D

COUNCIL TAX BAND: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.





TOTAL FLOOR AREA : 1163sq.ft. (108.0 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

