



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor Plan

Garage



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Flat 1, Cavendish Court 9 Grosvenor Road, WESTBOURNE BH4 8BQ

£265,000

The Property

Brown and Kay are pleased to market this two bedroom apartment located on the ground floor of this low rise development. Ideally positioned within level walking distance of Westbourne, the home affords generous and well proportioned accommodation to include an 18' lounge plus a separate dining area, fitted kitchen, two bedrooms, bathroom and the added benefit of a separate w.c. Furthermore there is a lovely outlook to be enjoyed from the terrace and together with a garage this would make a great property choice.

Cavendish Court occupies a great position on the sought after Golden Grid ideally located to take advantage of all the area has to offer. Within comfortable walking distance is the bustling village of Westbourne which offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. In the opposite direction, you will find leafy Chine walks which meander directly to miles upon miles of golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with buses operating to surrounding areas and train stations located at both Branksome and Bournemouth.

COMMUNAL ENTRANCE HALL

Secure entry system, door through to the apartment.

ENTRANCE HALL

Spacious entrance hall with large storage cupboard housing hot water tank with linen storage, double sliding door cupboard plus cupboard housing water tank with hanging and storage space, slimline heater.

LOUNGE

18' 0" x 12' 0" (5.49m x 3.66m) Double glazed window to the front aspect, double glazed picture window to the side, double opening doors to the dining room, free standing fireplace with inset electric fire, wall mounted heater.

DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m) Enjoying a pleasant outlook over the Magnolia tree set within the communal grounds, double glazed patio door to the terrace, electric heater, door to the kitchen.

KITCHEN

11' 3" x 8' 4" (3.43m x 2.54m) Range of base units with work surfaces over, space for cooker, space and plumbing for washing machine, wall units including inset filter, space for tumble dryer, space for fridge/freezer, double glazed window to the side aspect.

BEDROOM ONE

15' 0" x 12' 0" (4.57m x 3.66m) Double glazed window to the side aspect, range of built-in wardrobes with up and over storage and adjacent wardrobes, vanity sink with wash hand basin, further wardrobes with centre vanity unit, slimline heater.

BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m) to wardrobe front. Double glazed window to the side, full range of built-in wardrobes with hanging and shelving space, further set of wardrobes with up and over storage.

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m) Double glazed window, suite comprising panelled bath with mixer taps, pedestal wash hand basin and low level w.c. Tiled walls and flooring. Electric heater.

SEPARATE W.C.

Double glazed window, low level w.c.

OUTSIDE

Cavendish Court occupies well maintained communal gardens which are laid to lawn with well stocked flower and shrub borders, a particular feature of the grounds is the stunning Magnolia tree which blossoms in the Spring.

GARAGE

In block to the rear (second from left).

MATERIAL INFORMATION

Tenure - Leasehold
Length of Lease - 189 years from 24th June 1970
Maintenance - £448.75 per quarter
Ground Rent - Peppercorn
Pets - Not Permitted
Holiday Lets - Not Permitted
Management Agent - Bonita One
Garage - Yes
Utilities - Mains Electric, Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band D
EPC Rating - E