



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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 illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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## Flat 6, Grosvenor House 3 Grosvenor Road, WESTBOURNE BH4 8BQ

**£300,000**

### The Property

Brown and Kay are delighted to market this two bedroom apartment located on the sought after Golden Grid of Westbourne. The property is positioned on the second (top) floor (PLEASE NOTE, THERE IS NO LIFT) of this small purpose built block and affords bright and well proportioned accommodation now in need of some modernisation. The home comprises entrance hall, large lounge/diner with balcony, well fitted kitchen, an en-suite shower room and externally there is a garage.

Grosvenor House sits in well manicured grounds and is ideally situated within level walking distance of the village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencers food hall. In the opposite direction, you can take a leisurely stroll through the Chine which meanders directly on to the beach with miles upon miles of impressive promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### COMMUNAL ENTRANCE HALL

Secure entry system with STAIRS to the second floor landing lobby area, door through to the apartment.

### ENTRANCE HALL

Access to all primary rooms, storage cupboards.

### BEDROOM ONE

13' 0" x 10' 4" (3.96m x 3.15m) Double glazed window to rear aspect, built in wardrobes. door to en-suite.

### EN-SUITE

Frosted double glazed window to rear aspect, w.c, vanity unit with wash hand basin, raised shower cubicle with mains fed shower.

### BEDROOM TWO

13' 5" x 8' 10" (4.09m x 2.69m) Double glazed window to rear aspect. Fitted Wardrobes.

### SHOWER ROOM

w.c, shower cubicle and wash hand basin.

### LIVING ROOM

17' 1" x 13' 0" (5.21m x 3.96m) Feature fireplace with electric fire. Double glazed sliding patio doors to balcony.

### DINING ROOM

9' 7" x 8' 10" (2.92m x 2.69m) Double glazed window to front aspect.

### KITCHEN

12' 10" x 8' 10" (3.91m x 2.69m) Mix of base and wall units with complementary work surfaces over, tiled splashback, electric oven, space for washing machine and fridge/freezer. Double glazed feature windows to side aspect.

### GARAGE

Up and over door.

### BALCONY

Sunny aspect view to front aspect.

### TENURE- SHARE OF FREEHOLD

Service charge - approximately £1750 per annum.

### COUNCIL TAX - BAND E