

Grosvenor House
3 Grosvenor Road, Bournemouth BH4 8BQ

£350,000 Share of Freehold





Property Summary

An immaculate ground floor, two-bedroom apartment situated in the highly sought-after 'golden grid' moments from the amenities of Westbourne Village. The property is exceptionally spacious with all rooms having a true sense of space and light and there is the added bonus of your own patio area which is directly accessed from the main reception room.



Key Features

- Immaculate ground floor apartment
- Exceptionally spacious & light
- Living/dining room with access to private patio area
- Modern fitted kitchen
- Principal bedroom with ensuite shower room
- Second double bedroom
- Separate bathroom
- Well-maintained communal gardens
- Garage with electric up & over door
- Moments from Westbourne Village



About the Property

On entering the property there is an open hallway with a storage cupboard and doors lead from the hallway to all principal rooms. The living/dining room is situated towards the front of the property and there are sliding doors opening to a private use patio area. The dining area leads from the main living area, and this proves perfect for formal dining or entertaining.

The kitchen is comprehensively fitted with a range of modern units and there is space for a breakfast table. A new boiler has also recently been installed.

The principal bedroom has built-in wardrobes and benefits from a private ensuite shower room. The second bedroom is a comfortable double and is serviced by the main bathroom.

The gardens are well maintained and are mainly laid to lawn with numerous flower and shrub borders. The private patio area is covered and overlooks the communal gardens. A garage with an electric up-and-over door is allocated to the apartment. The building also has 24 hour CCTV.

Maintenance charge: Approximately £1750 per annum to include water charges

Tenure: Share of Freehold

Council Tax Band: D

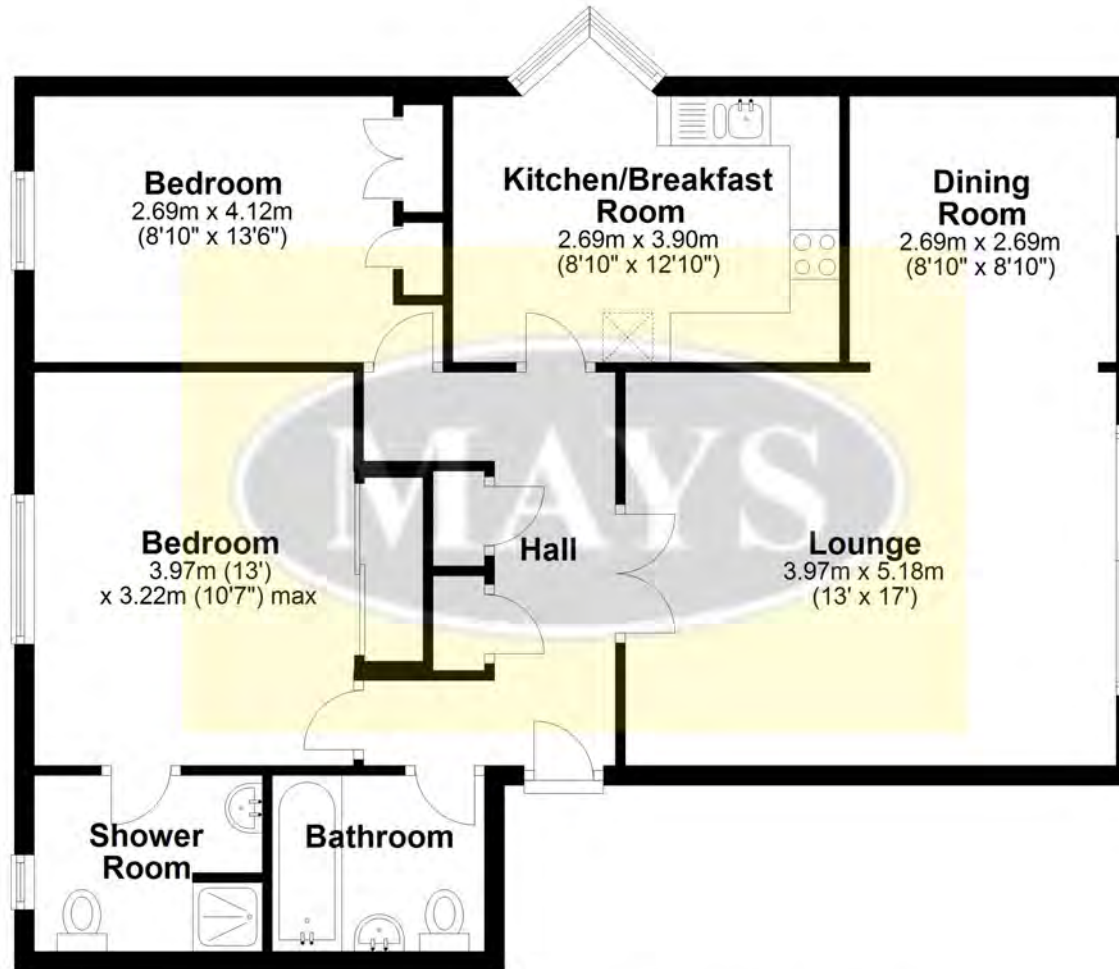
Notes:

Holiday lets/Airbnb not permitted



Ground Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

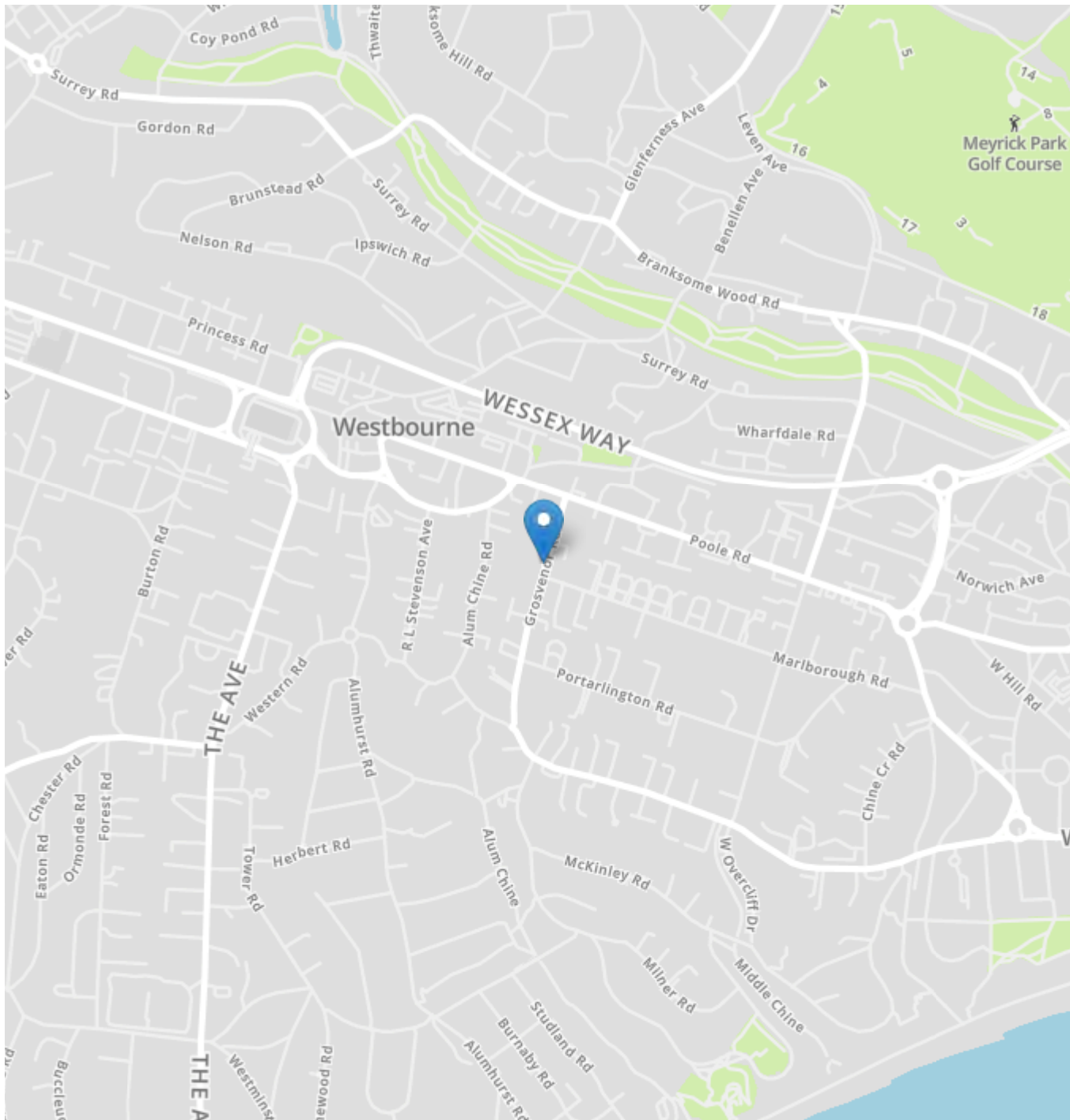



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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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