

Casterbridge Court, 1 Grosvenor Road,
Westbourne, Bournemouth BH4 8BQ

£290,000 Share of Freehold





Property Summary

A well-presented ground floor modern apartment with a superb positioning, moments from amenities of Westbourne. With two bathrooms, two double bedrooms and a private outside terrace leading from the living/dining room, this apartment offers excellent accommodation within a highly sought after address.



Key Features

- Entrance hallway with storage
- Living/dining room
- Modern fitted kitchen
- Principal bedroom with fitted wardrobes and en-suite
- Second double bedroom
- Bathroom
- Private outside terrace
- Allocated parking space and additional visitors parking provision



About the Property

Situated on the ground floor of this small modern development, the property is accessed via a communal entrance hallway. The private entrance hallway of the property has built in storage and the hallway allows for access to all principal rooms.

The living/dining room enjoys square dimensions which allows for a flexible arrangement of furniture. Double doors open from the living/dining room to a private outside terrace. The modern kitchen is comprehensively fitted with a range of units and integrated appliances including a new fridge/freezer.

Both bedrooms are comfortable doubles and the principal bedroom benefits from an en-suite bathroom, whilst the guest bedroom is serviced by a modern bathroom.

Outside there is an allocated parking space and further provision for visitors parking.

Tenure: Share of Freehold

Underlying lease: 125 years from 2000

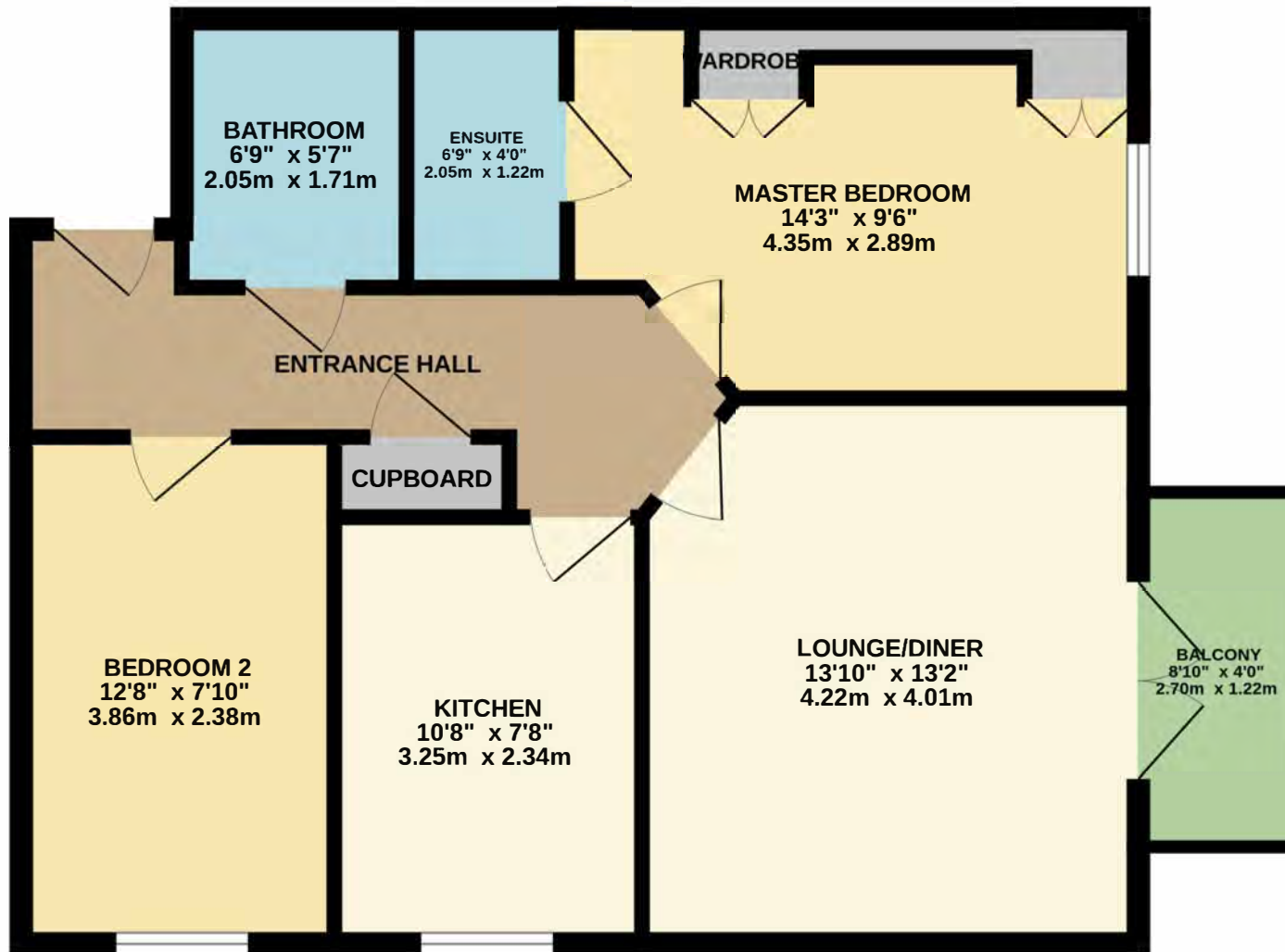
Maintenance Charge £1,800 per annum

No holiday lets permitted / No pets permitted

Council Tax Band : D



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars 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.

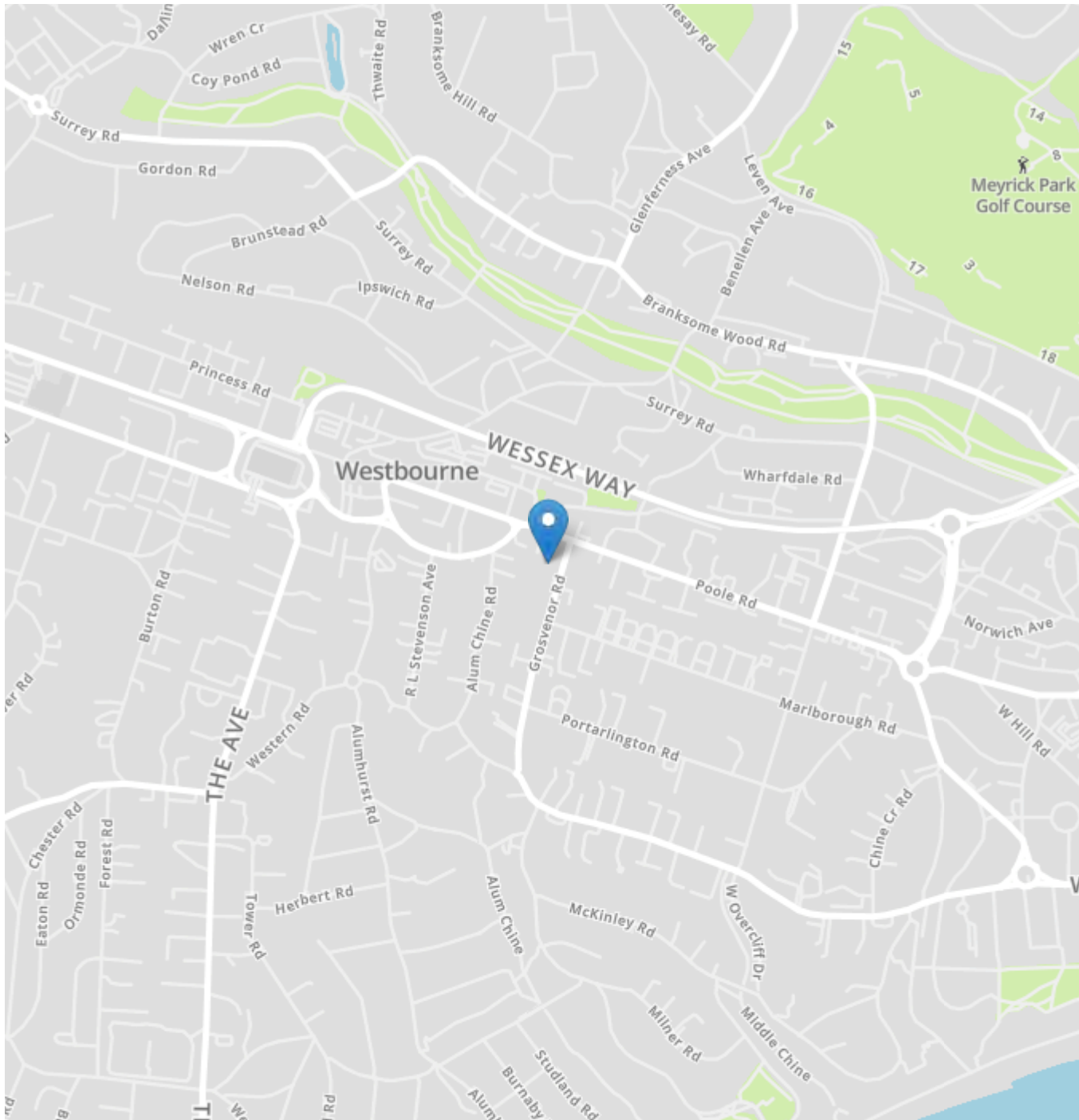



About Mays

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 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		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(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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