



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>		76
(55-68)	<b>D</b>	67	
(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	

TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.  
 Made with Metropix 62024



2ND FLOOR  
744 sq.ft. (69.2 sq.m.) approx.

NOT LOCATED IN EXACT POSITION  
144 sq.ft. (13.3 sq.m.) approx.



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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Flat 6, Ebury Court 5 Grosvenor Road, WESTBOURNE BH4 8BQ

£285,000

### The Property

Brown and Kay are delighted to market for sale this spacious two bedroom apartment being one of just six homes in this low rise development. The property sits on the top floor (stair access) and affords bright and airy accommodation to include a generous lounge with separate dining area, balcony with pleasant outlook, two bedrooms, shower room and separate w.c. There is also the added benefit of a garage, a share of freehold and no forward chain making this an ideal main home or holiday home alike.

Ebury Court is well positioned on the much sought after Golden Grid of Westbourne being well placed to take advantage of all the area has to offer. The bustling village is a level walk away and there you will find a wide and varied range of cafe 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 straight down to the beach with miles upon miles of sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Transport links are also readily available with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth also nearby.

### AGENTS NOTE - PETS & HOLIDAY LETS

Pets - Not permitted  
Holiday Lets - Not permitted

### COMMUNAL ENTRANCE

Secure entry system, stairs to the second (top) floor.

### SPACIOUS ENTRANCE HALL

Access to loft space, cupboard housing hot water tank, further storage cupboard.

### LOUNGE/DINING ROOM

15' 8" x 11' 4" (4.78m x 3.45m) A bright and airy room with double glazed window to the front aspect, double sliding door to the balcony, radiator.

### DINING AREA

11' 8" x 8' 3" (3.56m x 2.51m) Double glazed window, radiator.

### KITCHEN

11' 9" x 7' 8" (3.58m x 2.34m) Double glazed window, range of wall and base units, inset hob, unit housing double oven, space and plumbing for washing machine, space for fridge/freezer, floor mounted boiler.

### BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m) to wardrobe front. Front aspect window, full width wardrobes with three sets of double wardrobes, adjacent vanity unit with two, three drawer chests, radiator.

### BEDROOM TWO

9' 4" x 7' 9" (2.84m x 2.36m) Double glazed window, radiator.

### SHOWER ROOM

Double glazed window, shower cubicle with wall mounted shower, wash hand basin. Radiator and tiled walls.

### SEPARATE W.C.

Double glazed window, low level w.c. and wash hand basin.

### OUTSIDE

Ebury Court occupies attractive communal gardens which have inset shrubs and flower borders.

### GARAGE

Located in a block to the rear of the development.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 99 years from 25th December 1985

Maintenance - Approximately £1,800.00 per annum  
Management Agent - To be advised.

### COUNCIL TAX - BAND C