





THE PROPERTY

We are delighted to market this beautifully presented two/three bedroom apartment located on the ground floor of this small, well kept development moments from Westbourne and the beach. This lovely home affords well proportioned accommodation to include a sleek two tone kitchen, a generous living room with access to the sun room, three comfortable size bedrooms, two of which feature wardrobes and the third is currently being used as a dining room, and a modern shower room with step in shower. With the added benefit of a garage and a share of freehold this is an exceptional opportunity not to be missed.

Grosvenor Court is located within the sought after Golden Grid ideally placed to take advantage of all the area has to offer. Within walking distance you will find the vibrant village of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique style shops along with the usual high street names such as Marks and Spencer food hall. Head in the other direction to the Chine with leafy pathways meandering directly on to golden sandy shores with miles upon miles of promenade stretching from the famous Sandbanks to the bustling town of Bournemouth and beyond. The area is also well served with bus services operating to surrounding areas and train stations at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - To be confirmed
- Service Charge - Payable per 6 months, for the current period (29.9.25 - 24.3.26) - £1,600.34
- Management Agent - Burns Hamilton
- Holiday Lets - Not permitted
- Pets - Cats and Dogs are not permitted
- Parking - Garage
- Utilities - Mains Electricity, Gas & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band D
- EPC Rating - C

KEY FEATURES

- SOUGHT AFTER GOLDEN GRID LOCATION
- GROUND FLOOR APARTMENT
- WELL PRESENTED HOME
- TWO/THREE BEDROOMS
- BEDROOM THREE/DINING ROOM
- SUN ROOM
- SLEEK FITTED KITCHEN
- MODERN SHOWER ROOM
- GARAGE
- TENURE - SHARE OF FREEHOLD

