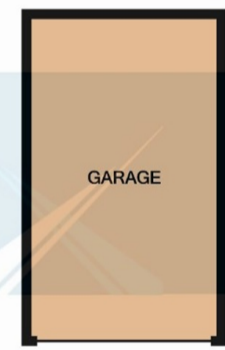




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR AREA 156 SQ.FT. (14.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)



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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.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 4 Grosvenor Pines, 23 Grosvenor Road, Westbourne BH4 8BQ

£330,000

The Property

We are pleased to market this generously proportioned apartment which has been upgraded to include a recently fitted kitchen with appliances, carpets, new heating system and redecoration. Additionally, the property is offered with no forward chain and benefits from a first floor position, good size lounge with separate dining area, balcony, well fitted kitchen, good size bedroom one with en-suite shower room, bedroom two, shower room, garage and a share of the freehold.

Ideally positioned for ease of reach to Westbourne Village which offers a whole host of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall. In the other direction you can enjoy a leisurely stroll through the Chines which meander directly on to the golden sandy beaches and promenade which leads to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINING ROOM

22' 7" x 14' 8" (6.88m x 4.47m) narrowing to 11'1 in the dining area. Front aspect UPVC double glazed sliding door to the balcony, front aspect UPVC double glazed window, radiator.

BALCONY

8' x 4' (2.44m x 1.22m) Front facing with a sunny aspect.

KITCHEN

11' 5" x 8' 5" (3.48m x 2.57m) Fitted kitchen equipped with a range of units with contrasting work surfaces and complimentary flooring.

BEDROOM ONE

14' 8" x 10' 11" (4.47m x 3.33m) Front aspect UPVC double glazed window, radiator, built-in mirrored sliding wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

Corner shower cubicle, low level w.c. and wash hand basin. Heated towel rail.

BEDROOM TWO

10' x 8' 10" to built-in wardrobes (3.05m x 2.69m) Side aspect UPVC double glazed window, radiator, built-in wardrobes.

SHOWER ROOM

Shower cubicle, low level w.c. and wash hand basin. Heated towel rail.

GARAGE

Power and light are connected. Visitor parking is available subject to availability.

COMMUNAL GROUNDS

Grosvenor Pine occupies well maintained communal grounds.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 22nd June 2009
Maintenance - £200 per month to include water and sewage

COUNCIL TAX - BAND E