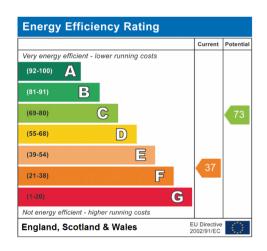
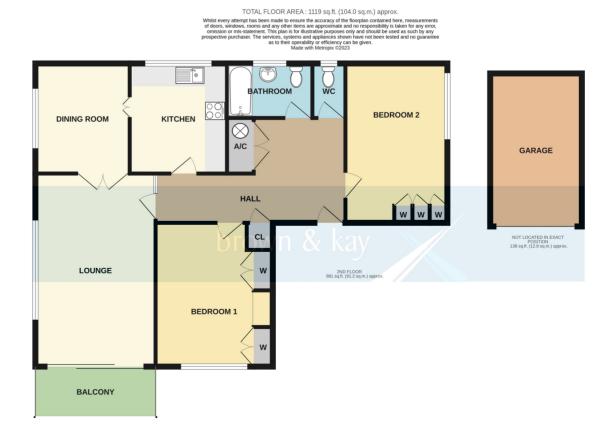
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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 firms employment has the authority to make or give any representation or warranty in respect of the property.















Flat 6, Cavendish Court, 9 Grosvenor Road, WESTBOURNE BH4 8BQ

Guide Price £300,000

The Property

Occupying a super position on the highly desirable Golden Grid is this bright and airy, two bedroom, two reception room apartment located on the top floor of this small development. A particular feature of this home is the generous balcony which enjoys a sunny, south westerly aspect, together with a 19' lounge with separate dining room, two good size bedrooms both with wardrobes, bathroom, separate w.c. and garage. Offered with no forward chain, this would make an ideal holiday home or main home alike and viewing is highly recommended.

Cavendish Court is well located within a short level walking distance of the vibrant village of Westbourne which offers a whole host of amenities to include cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. In the opposite direction are leafy Chine walks which meander directly down to golden sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

AGENTS NOTE - PETS

Our client has supplied us with an extract from the lease "No bird dog or other animal which may cause annoyance to any owner lessee or occupier of the other flats comprises in the Estate shall be kept in the demised flat" - Consent still required.

COMMUNAL ENTRANCE HALL

With secure entry system, stairs to the second (top) floor - there is a useful storage cupboard as you approach the apartment.

ENTRANCE HALL

A spacious entrance hall with storage cupboard, double opening cupboard housing tank, slimline heater.

LOUNGE

19' 1" \times 12' 0" (5.82m \times 3.66m) Double glazed door to balcony, double glazed window, slimline heater, double opening doors through to the dining room.

SOUTH WESTERLY ASPECT BALCONY

A generous balcony enjoying a pleasant outlook with south/south westerly aspect.

DINING ROOM

11' 0" \times 9' 6" (3.35m \times 2.90m) Double glazed window, slimline heater.

KITCHEN

11' 3" x 9' 8" (3.43m x 2.95m) Fitted with a range of wall and base units with work surfaces above, space for fridge and freezer, cooker and extractor to remain, space for washing machine, double glazed window.

BEDROOM ONE

14' 9" x 9' 4" to wardrobe front (4.50m x 2.84m) Double glazed window, two double sets of wardrobes with hanging and shelving, centre vanity area, slimline heater.

BEDROOM TWO

13' 5" \times 10' 0" to wardrobe front (4.09m \times 3.05m) Double glazed window, triple wardrobes, slimline heater.

BATHROOM

8' 5" x 7' 0" (2.57m x 2.13m) Double glazed window, suite comprising panelled bath with power shower over, low level w.c. and pedestal wash hand basin, heated towel rail and tiled walls.

SEPARATE W.C.

Double glazed window, low level w.c. and tiled walls.

GROUNDS

Cavendish Court occupies well maintained communal gardens which are lawned with shrub borders.

GARAGE

Located in a small block to the rear.

TENURE - LEASEHOLD

Length of Lease - Approximately 178 years remaining Maintenance - £1,150.00 per annum approximately

COUNCIL TAX - BAND D