



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	37	
(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: 1119 sq.ft. (104.0 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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## 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" x 12' 0" (5.82m x 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" x 9' 6" (3.35m x 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" x 10' 0" to wardrobe front (4.09m x 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