



Grosvenor Road, Bournemouth BH4 8BQ

## About the Property

Upon entering the property, you are welcomed by a bright entrance hall featuring a wall-mounted entry telephone and a built-in storage cupboard for added practicality. The accommodation includes a large, airy living room ideal for both relaxing and entertaining, and a modern family bathroom fitted with a sink, toilet, and a bath with a shower overhead. A built-in cupboard houses the boiler, ensuring efficient gas central heating throughout the home. The two double bedrooms are both well-proportioned, providing ample space for beds and furniture, and are perfect for restful, private retreats.

The kitchen is generously sized and fully equipped with a range of white goods, including a fridge freezer, microwave, washing machine, induction hob, oven, and extractor fan—making it ready for immediate use. Additional benefits include a private garage and further on-road parking, offering flexibility for vehicle storage. Please note that the property is available unfurnished and, regretfully, pets are not permitted. This apartment represents a fantastic opportunity to enjoy a comfortable lifestyle in a vibrant and well-established community.

Council Tax Band: D

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

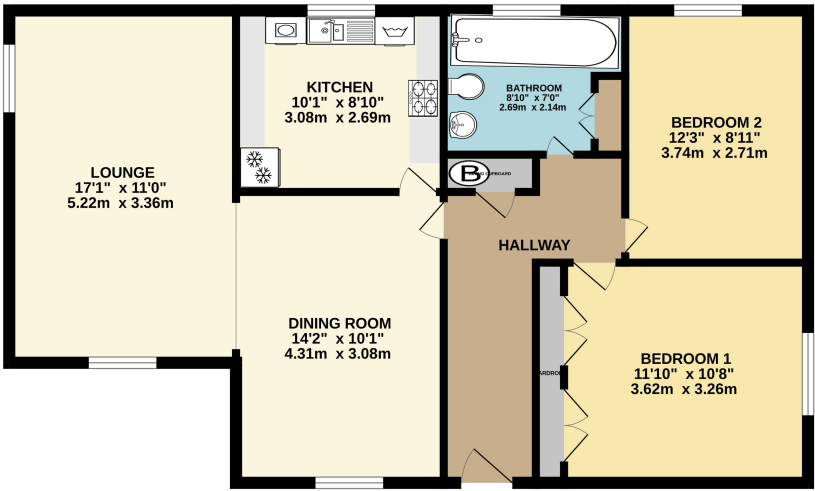
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## Key Features

- Two Double Bedrooms
- Spacious Living Room
- Family Bathroom
- Garage
- Unfurnished
- Sought-After Location
- Fully Equipped Kitchen
- Gas Central Heating
- Further On-Road Parking
- Located close to Westbourne Village

THIRD FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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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## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling and letting property for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.

**MAYS**  
ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC