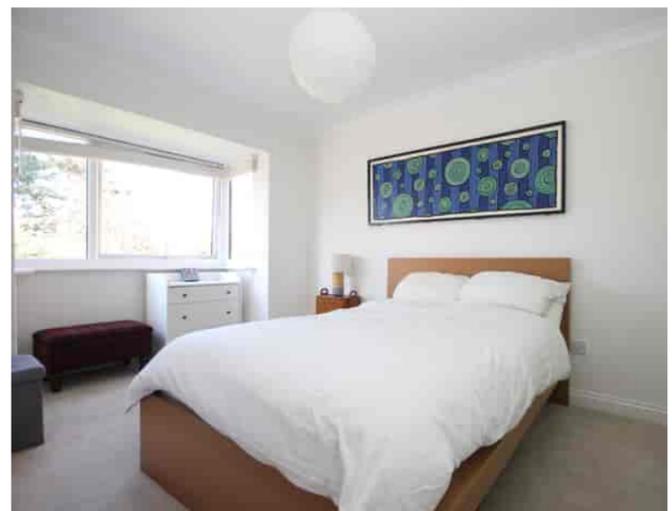




Flat 3, Grosvenor Court, 17 Grosvenor Road, WESTBOURNE, Dorset BH4 8BQ

£325,000

brown & kay



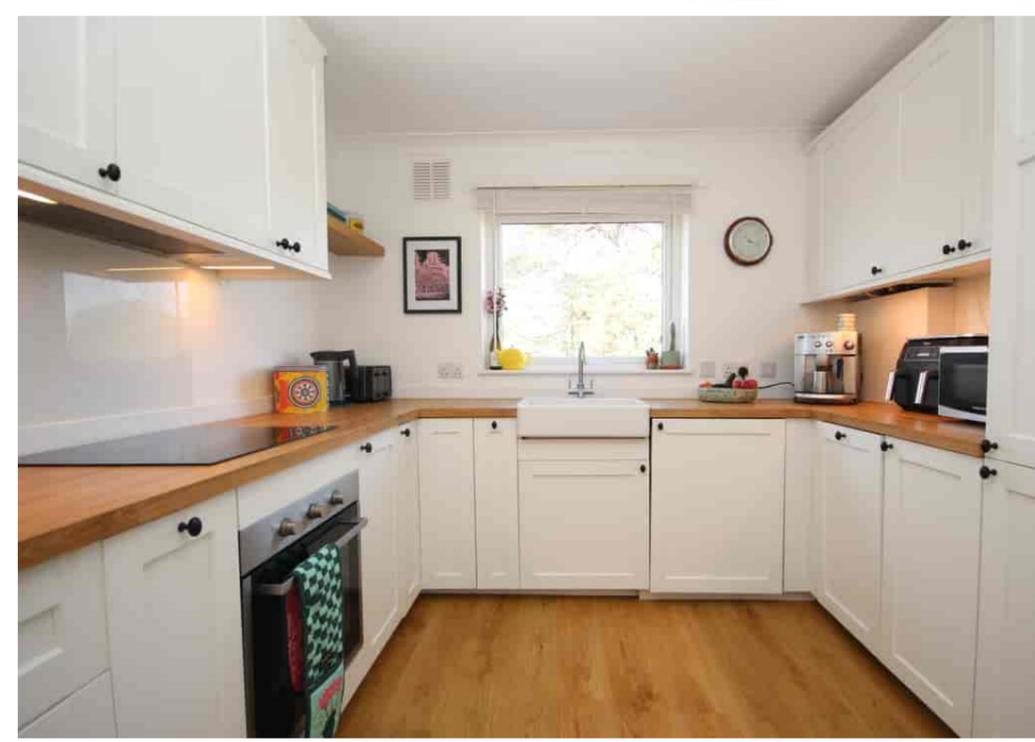
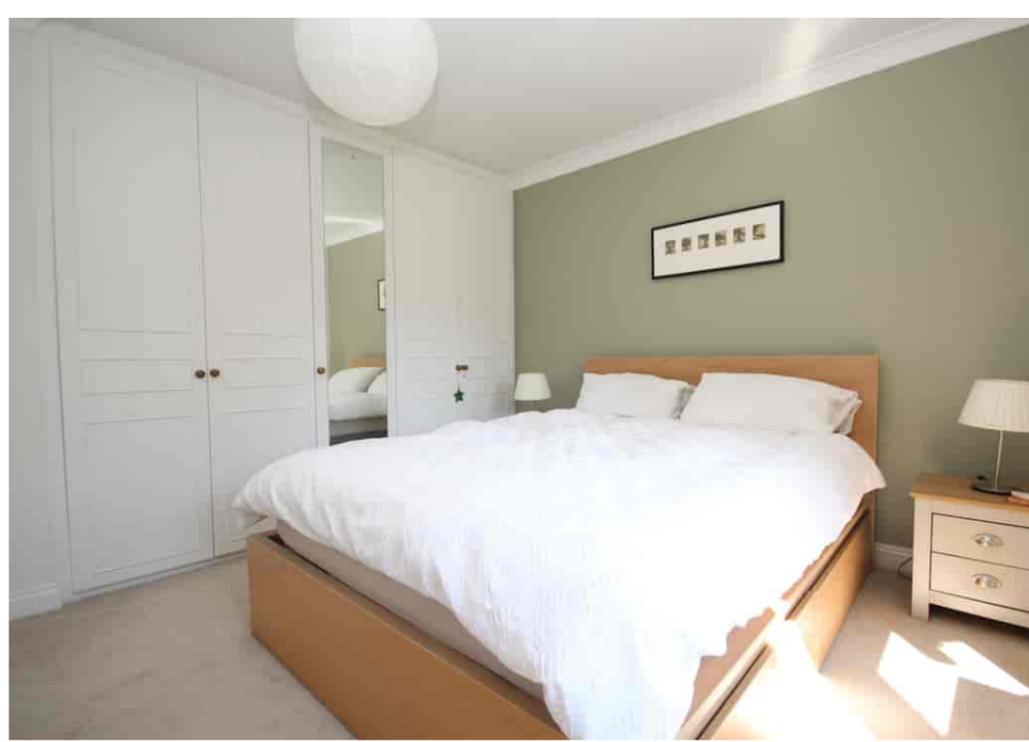
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## THE PROPERTY

We are delighted to bring to the market this well presented three bedroom apartment enjoying a first floor position within this low rise development. This attractive home features a bright dual aspect lounge with patio doors opening onto a generously sized southerly aspect balcony, a well appointed kitchen, three spacious bedrooms - one of which include built-in wardrobes, and a stylish four-piece bathroom with separate bath and shower. Externally, the development offers beautifully maintained communal grounds with lawn and mature shrub borders, along with the added benefit of a garage. Offered with no forward chain, this is an excellent opportunity and an internal viewing is highly recommended.

Grosvenor Court occupies a super position on the sought after Golden Grid, ideally located to take advantage of all the area has to offer. Within level walking distance you will find the bustling village of Westbourne which offers a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you will find leafy pathways which meander through the Chine directly down to glorious sandy beaches with miles upon miles of promenade stretching from the famous Sandbanks one way through to Bournemouth and beyond the other way. The area is also well served with bus services operating to surrounding areas and main line train stations with links to London Waterloo located at nearby Branksome and Bournemouth.

## MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 999 years from 2nd May 1986  
 Service Charge - Approximately £3,000.00  
 Management Agent - To be confirmed  
 Parking - Garage  
 Utilities - Mains Electricity, Gas and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band D  
 EPC Rating - C

## KEY FEATURES

- NO FORWARD CHAIN
- SOUGHT AFTER GOLDEN GRID LOCATION
- FIRST FLOOR APARTMENT
- SOUTHERLY ASPECT BALCONY
- LOVELY DUAL ASPECT LOUNGE
- THREE DOUBLE BEDROOMS
- WELL APPOINTED KITCHEN
- GAS CENTRAL HEATING
- GARAGE
- WALKING DISTANCE TO THE BEACH AND WESTBOURNE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	73	78
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io