



Grosvenor Road, Bournemouth, Dorset, BH4 8BQ

About the Property

The accommodation comprises a bright lounge/diner with access to a south-east facing balcony, along with a modern fitted kitchen complete with integrated fridge/freezer, dishwasher and washer/dryer. The property benefits from two generous double bedrooms, with the principal bedroom offering fitted wardrobes and an en-suite shower room, while the second bedroom features a large walk-in storage cupboard.

Further benefits include a spacious main bathroom, one allocated parking space in the car park to the rear of the building, and additional visitor parking available on a first-come, first-served basis. The apartment is conveniently situated just a 10–15 minute walk from the sandy beaches of Alum Chine.

Council tax Band: D

Material Information:

Broadband/telecommunications availability: Refer to Ofcom website

Building safety or construction concerns: Not aware

Flood, erosion or coastal risk: Not aware

Heating type and fuel: Gas central heating

Water supply/sewerage details: Mains (Sewage - Wessex Water & Fresh Water - Bournemouth Water)

Planning proposals or local development that may affect the property: None

Floor level (if within a building): First

Unavailable for pets

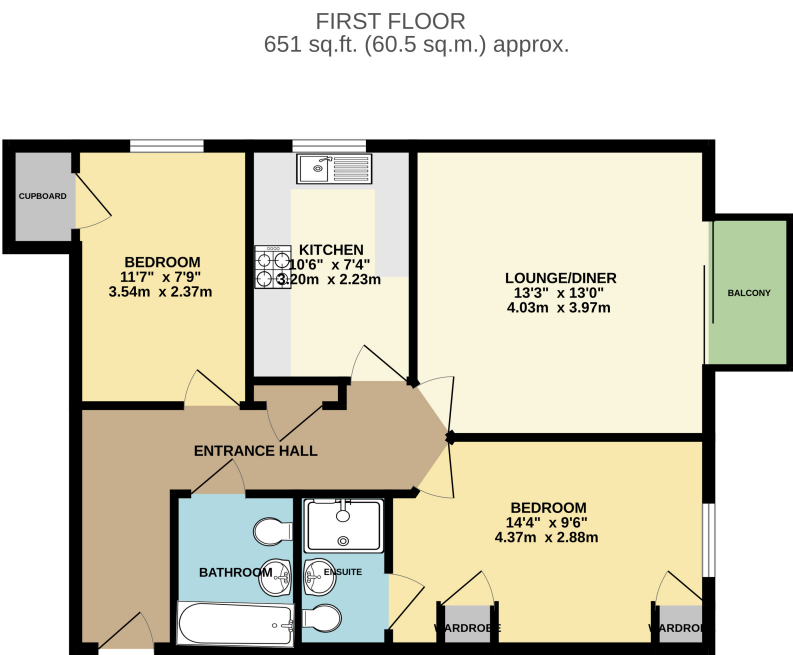
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Key Features

- First floor two bedroom apartment
- South East facing balcony
- Allocated parking space
- Within the heart of Westbourne Village
- Bright lounge/diner
- Kitchen with integrated appliances
- Two bathrooms (one en-suite)
- Lift access
- Alum Chine and sandy beach is only 10-15 minutes away
- Spacious apartment



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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.

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