



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>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(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: 1036 sq.ft. (96.2 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 35 Grand Marine Court Durley Gardens, Bournemouth BH2 5HS

£465,000

### The Property

Occupying a fantastic location is this split level apartment adjacent to cliff top walks that lead along to Bournemouth centre. There are beautiful views over Bournemouth Bay and beyond, and within the grounds is a large paved patio for residents to sit and enjoy the aspect. The current owner has created a beach vibe within the home, creating a stunning main or holiday home.

There is gate which provides direct access to cliff top walks and the promenade below which leads to Bournemouth centre with its vibrant lifestyle, or in the opposite direction is the world famous Sandbanks peninsula and access to Poole Harbour with its many water sport activities.

Wider road and rail links are close by with the mainline station at Bournemouth operating to London Waterloo.

### PETS-ALLOWED SUBJECT TO CONSENT

### HOLIDAY LETS-NOT ALLOWED

### SECURITY DOOR TO BLOCK ENTRANCE

Steps lead down to lower ground floor

### DOOR TO APARTMENT ENTRANCE HALL

Spacious hallway with double opening storage cupboard and double open airing cupboard

### CLOAKROOM

Window, double opening storage cupboard, low level WC, wash basin inset in vanity.

### LOUNGE

17' 0" x 13' 11" (5.18m x 4.24m) Feature room with two side windows, a beautifully appointed room.

### DINING/SNUG

13' 11" x 10' 5" (4.24m x 3.17m) Double glazed sliding doors onto communal paved patio, stunning views over Bournemouth Bay and the clifftop, additional double glazed door to communal patio.

### KITCHEN/BREAKFAST ROOM

10' 8" x 10' 1" (3.25m x 3.07m) Double glazed window, excellent range of fitted wall and floor cupboards, work top with inset gas hob, unit housing double oven, further floor cupboards, space for fridge/freezer, space for washing machine, space for breakfast table, integrated dishwasher, cupboard housing boiler.

### BEDROOM ONE

14' 9 Max" x 13' 11" (4.50m x 4.24m) Double glazed window, range of fitted wardrobes.

### EN-SUITE

Shower cubicle, wash hand basin in vanity unit.

### BEDROOM TWO

10' 1" x 9' 4" (3.07m x 2.84m) Double glazed window.

### FAMILY BATHROOM

10' 1" x 4' 9" (3.07m x 1.45m) Double glazed window, panelled bath, low level WC, wash hand basin in vanity unit

### PARKING

There is a car parking area, this is on a first come, first serve basis

### TENURE-SHARE OF FREEHOLD-999 FROM 25TH MARCH 1989

### SERVICE CHARGE-£685.84 PER QUARTER