### auctions

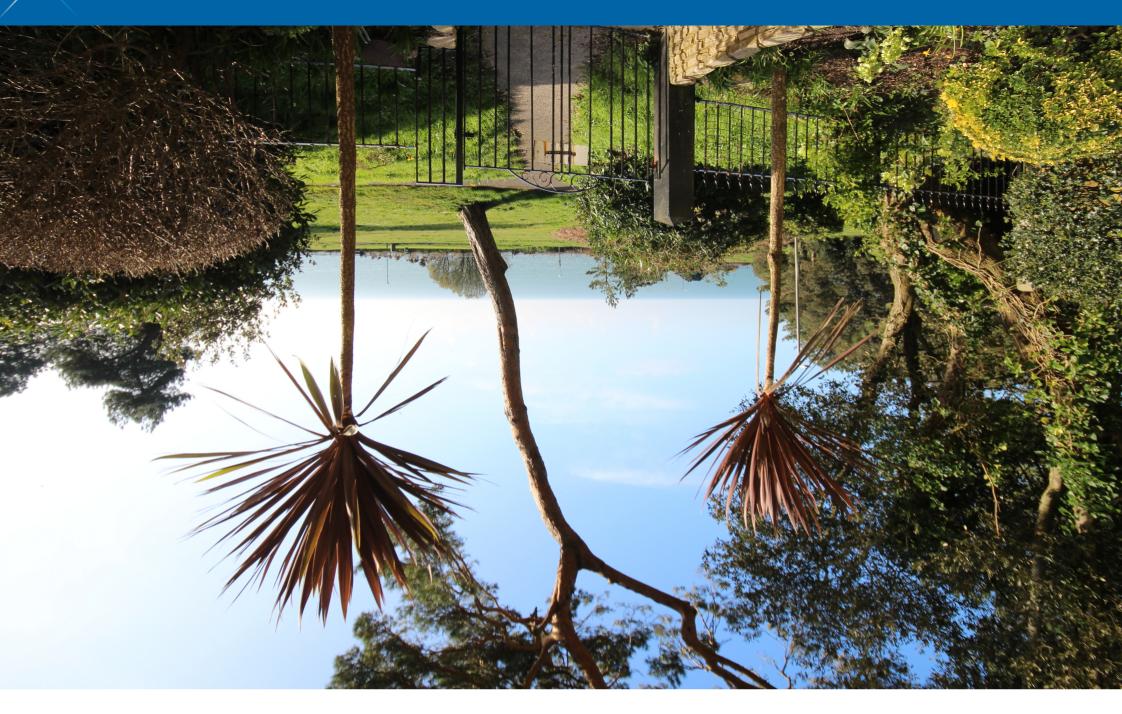
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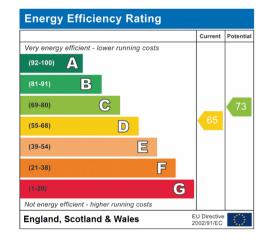
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residential sales

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TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) appro



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

### Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



### 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.

#### 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.

#### **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

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

#### 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.

#### **MARCH 1989**

#### SERVICE CHARGE-£685.84 PER QUARTER