

Chislehurst, Grosvenor Road, Bournemouth, Dorset, BH4 8BH

£210,000 Share of Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

Situated in the heart of Westbourne village, we are excited to market this exceptional ground floor apartment, offering a private aspect overlooking the well tended communal gardens. No forward chain.



## Key Features

- Ground floor one bedroom apartment
- Spacious accommodation throughout
- Lounge/diner overlooking the communal garden
- Generous storage
- Well tended communal gardens
- Garage in block
- Central location close to Westbourne Village and Bournemouth gardens
- Share of freehold & long lease
- No forward chain



## About the Property

Upon entering the property you are welcomed by an open entrance hall with access to the principal accommodation.

The lounge/diner offers an exceptional space with a large window and pleasant outlook onto the leafy communal garden. The kitchen offers a range of units with an integrated electric hob with oven below and extractor above plus space for freestanding appliances.

The bedroom offers a similar outlook and aspect to the lounge/dining area, with space to comfortably arrange bedroom furniture. The bathroom has been tastefully upgraded with part tiled walls and a three piece suite.

Outside, the communal gardens wrap around the building and offer a private aspect with high hedging. The driveway leads through to the garage block where this apartments private garage is located.

Overall this property has made a successful investment property however would also make an ideal home. Viewings are highly recommended.

Tenure: Share of Freehold

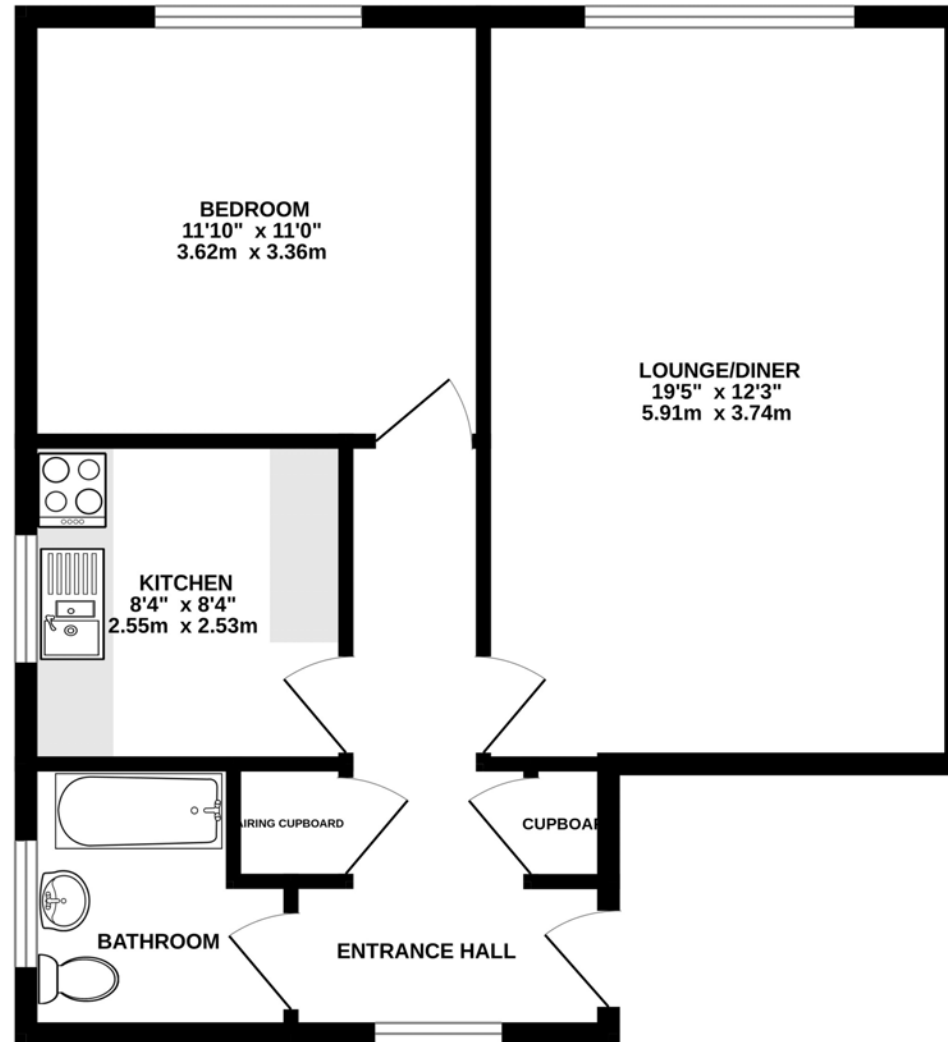
Service Charge: Approx £1,000 per annum

Management Company - Foxes Property Management

Council Tax Band: B



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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 the Location

This property is situated in an ideal location, within the heart of Westbourne village. The property is a short walk to all local amenities including boutiques, restaurants, bakery's, Marks and Spencer foodhall and many more. Regular transport links include M1 & M2 bus links and the nearest railway station being Branksome or Bournemouth with links to London Waterloo.

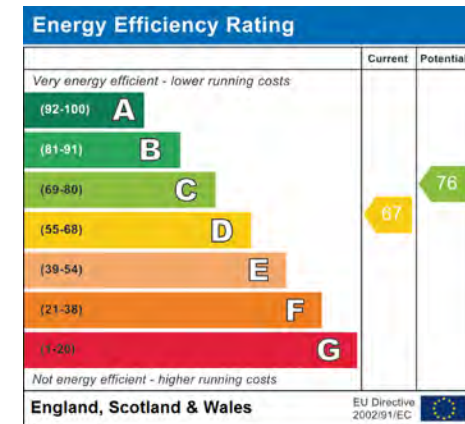
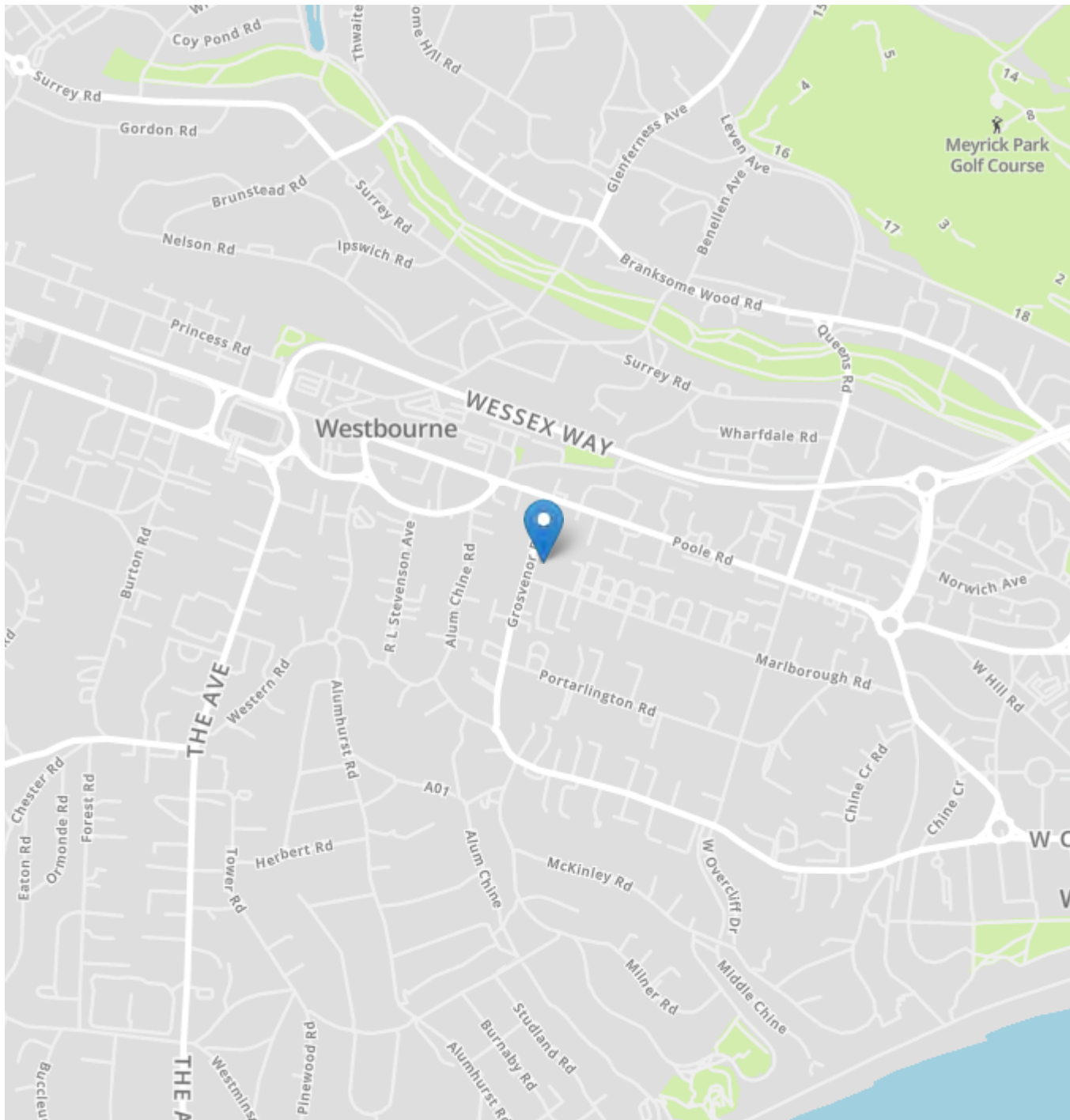


## About Mays

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 clients homes 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.



**IMPORTANT NOTICE**

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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