



## Grove Road, BH1

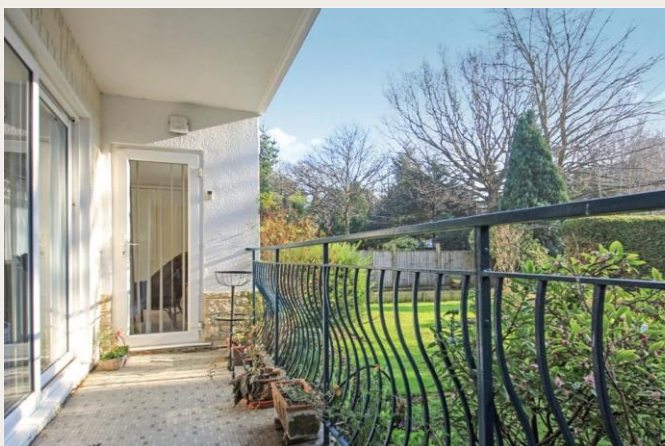
£350,000 *Share of Freehold*

3  1  2 

A well-presented three double bedroom ground floor apartment situated in prime position just a short walk away from the leisure and shopping facilities of Bournemouth whilst also being close to the beach. The apartment offers exceptionally spacious accommodation set in a development of just three apartments.

### KEY FEATURES

- Ground floor
- Three double bedrooms
- Two bathrooms
- Large lounge
- Kitchen breakfast room
- Good storage
- Balcony



**Westbourne**

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## DESCRIPTION

The apartment is situated on the ground floor which is accessed via a secure communal entrance. A private front door then leads into the entrance hall which houses three store cupboards and doors to principal rooms.

The lounge is a superb size with dual aspect windows and a sliding patio door which leads out onto the balcony enjoying views over the communal gardens. The modern kitchen breakfast room is fitted with a range of base and eye level work units with integrated appliances and ample amounts of work space and room for a dining table.

There are three double bedrooms in total with the master bedroom having the added benefit of an en suite bathroom with shower. The second and third bedrooms are serviced by the family bathroom with suite comprising of a WC, wash hand basin and panelled bath.

A double garage is conveyed with the apartment with additional parking in front.



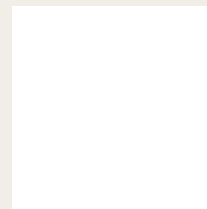


## LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks. Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN140419>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 942 year

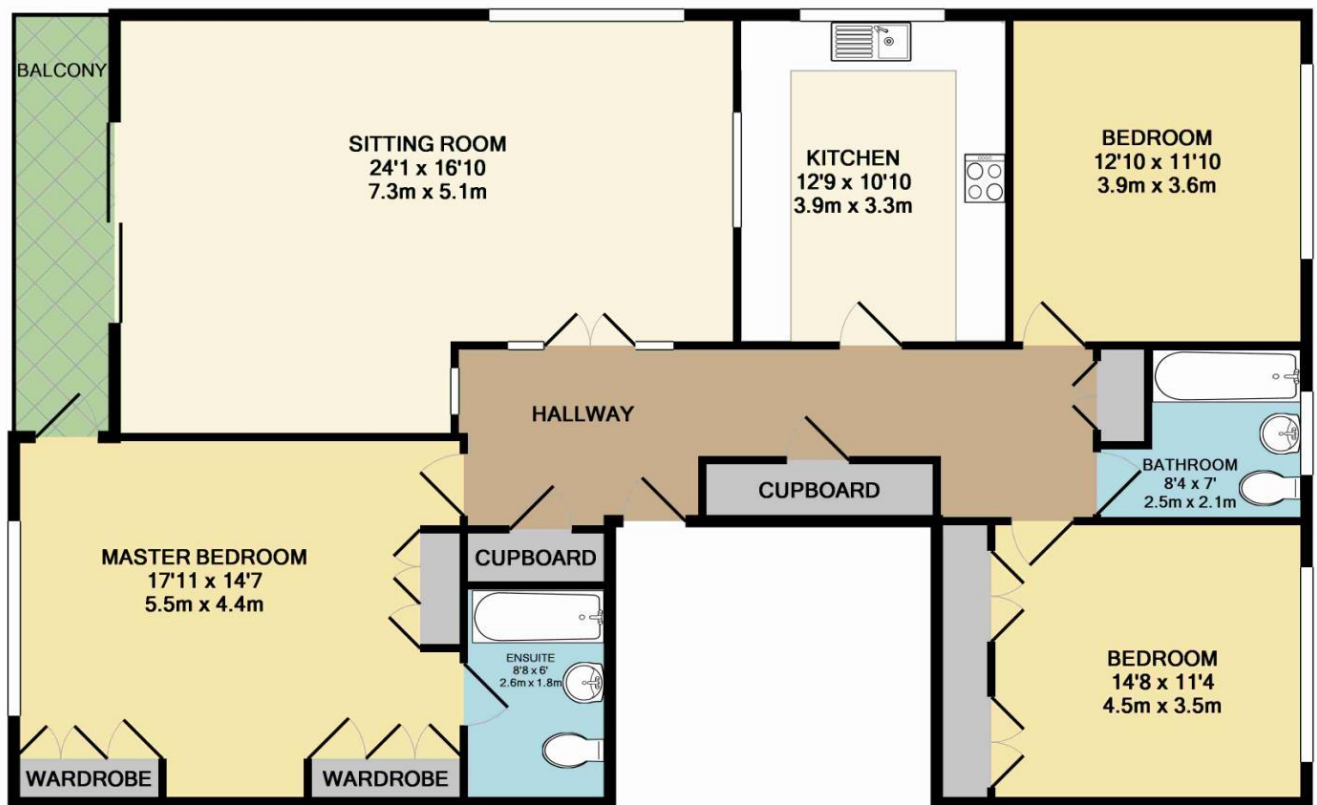
**Service Charge:** £4000 per annum

**Council Tax Band:** E

**EPC rating:** D

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>		79
(55-68) <b>D</b>	62	
(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 APPROX. FLOOR AREA 1398 SQ.FT. (129.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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