



PARKLANDS, GROSVENOR ROAD, BOURNEMOUTH, DORSET, BH4

£350,000 SHARE OF FREEHOLD

Parklands is a popular low-rise development of apartments which is situated close to Westbourne on the tree lined Grosvenor road in Westbourne. Just a 0.3 mile level walk from the shops whilst also being 1.3 miles to the beach. The property comprises of bright and very spacious accommodation with a terrace and garage.

Ground floor | Two double bedrooms | Large lounge diner | Modern kitchen | Two bathrooms | Terrace | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries.

Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on www.checker.ofcom.org.uk



DESCRIPTION

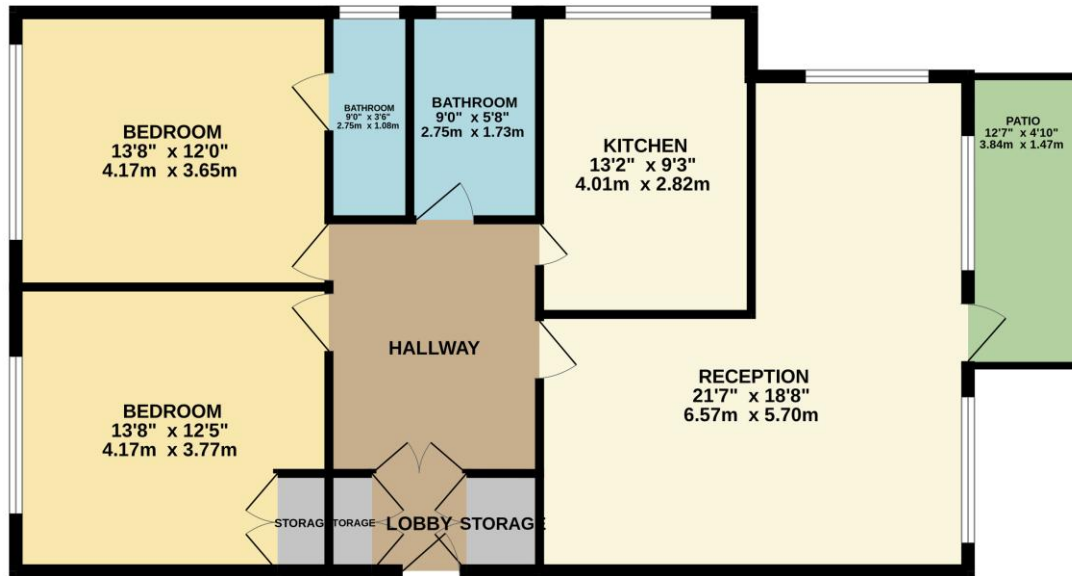
The apartment is situated on the ground floor and is accessed via a secure entrance with well presented communal hallways. A private front door leads into the entrance hall which houses two large storage cupboards and doors to principal rooms.

The large lounge is a particular feature of the property enjoying dual aspect windows and access onto the sunny terrace via patio door. There is ample space for a large dining table. The kitchen is fitted with the range of base and eye level work units with integrated appliances.

There are two bright double bedrooms both with space of freestanding furniture and the added benefit of an ensuite shower room to the master. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and panel bath with shower above.

A garage is conveyed with the property.

986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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.
Made with Metropix 6/2025

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Share of Freehold 974 Years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2086pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Ground floor
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- Modern kitchen
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