



GROSVENOR PINES, GROSVENOR ROAD, BOURNEMOUTH, BH4

£339,950 SHARE OF FREEHOLD

A very well presented two bedroom top floor apartment situated within a small purpose built development of just six properties in Grosvenor road. The shops, bars and restaurants in Westbourne are a short walk away as is the award winning beach. Offered with vacant possession.

Second floor | Two double bedrooms | Lounge and separate dining room | Modern fitted kitchen | Two bathrooms | Good storage | Garage | Easy access to the beach directly through the chine

Westbourne | 01202 767633 |

Winkworth



LOCATION

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.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

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.



DESCRIPTION

Grosvenor Pines is approached via a tarmac driveway which has recently been replaced. There are garages and additional parking to the rear of the building. A secure communal entrance with well presented communal hallways leads into the building where stairs take you to the second (top) floor.

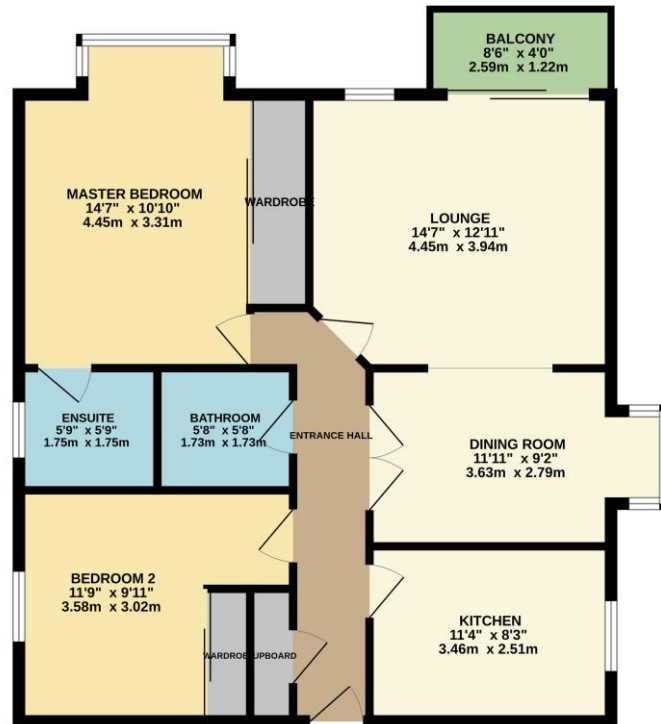
The entrance hall runs the length of the property housing a storage cupboard and doors to principal rooms.

A particular feature of the property is the bright and spacious lounge which has access onto the balcony via double patio doors. The lounge is open plan to the dining room where there is space for a sizable table and there is a feature box bay window which is the perfect spot for reading. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms, both with fitted wardrobes and the added benefit of the bay window and ensuite shower room to the master. The family bathroom comprises of suite to include WC, wash hand basin and panel bath with shower above.

Offered with vacant possession.

TOP FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2160 PER ANNUM

AT A GLANCE

- Second floor
- Two double bedrooms
- Lounge and separate dining room
- Modern fitted kitchen
- Two bathrooms
- Good storage
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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