



GRAND MARINE COURT, DURLEY GARDENS, BOURNEMOUTH, BH2

£450,000 SHARE OF FREEHOLD

A stunning two-bedroom ground floor apartment situated in the ever popular Grand Marine Court which is perfectly situated on the cliff top which offers direct access out to the beach whilst also being close to the town centres of both Westbourne & Bournemouth.

Sea views | Lower ground floor apartment | Two bedrooms | Large lounge diner | Two Bathrooms | Spacious kitchen | Bright & spacious throughout | Cliff top position

Westbourne | 01202 767633 |

Winkworth



LOCATION

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.

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.



DESCRIPTION

Grand Marine Court is a development of privately owned cliff top apartments set in an enviable position overlooking the sea. There is easy access to the beach making it the perfect home on the coastline. The property is situated on the lower ground floor to the south side of the building which is accessed via a communal entrance with well-presented hallways.

A private front door leads into the entrance hall which runs the length of the property, houses a large storage cupboard and doors to principal rooms.

The large lounge diner is a particular feature of the property benefiting from floor to ceiling south facing windows with sea glimpses there is ample room for a dining table while still leaving plenty of space for sofas and socialising. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two good size bedrooms all with space for free standing furniture. The master bedroom having the added benefit of a ensuite shower comparison of shower cubicle, WC and wash hand basin. The family bathroom is completed and is partially tiled with suite comprising of a bath with shower above, wc and wash hand basin.

There is resident parking which is operated on a first come first serve basis and garaging which there is a waiting list for.

GROUND FLOOR 1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.
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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: C

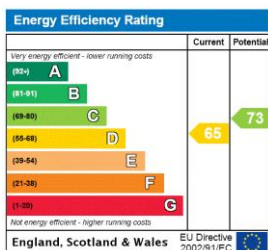
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2700 per annum

AT A GLANCE

- Sea views
- Lower ground floor apartment
- Two bedrooms
- Large lounge diner
- Two Bathrooms
- Spacious kitchen
- Bright & spacious throughout
- Cliff top position



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