



GROSVENOR LODGE, 7 GROSVENOR ROAD, BOURNEMOUTH, DORSET, BH4

£235,000 SHARE OF FREEHOLD

A bright and spacious two bedroom ground floor apartment set within a well maintained purpose built development which is situated just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being close to the beach and good transport links. Offered with vacant possession.

Ground floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Spacious bathroom | Garage | Central location

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.



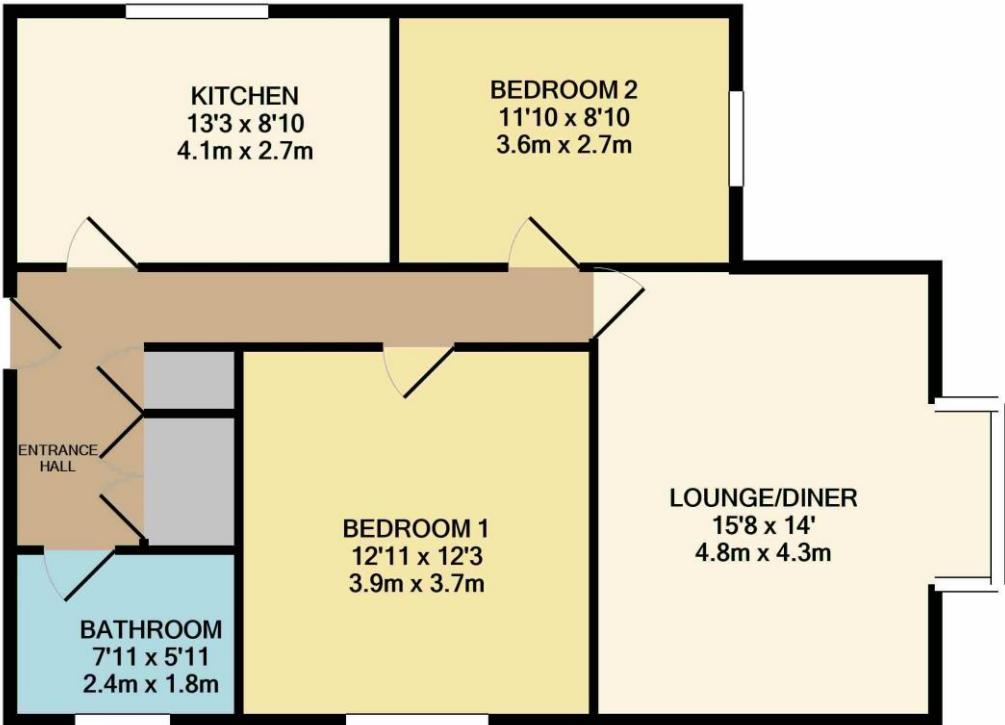
DESCRIPTION

The apartment is situated on the ground floor and can be accessed via a communal entrance with well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses an airing cupboard, a large storage cupboard and doors to principal rooms.

There is a good size lounge which has a box bay window and ample room for dining table. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and room for a breakfast table.

There are two bright double bedrooms both with room for freestanding furniture. The bedrooms are serviced by a tiled family bathroom with suite comprising with WC, wash hand basin and panelled bath with shower above.

A garage is conveyed with the property.



TOTAL APPROX. FLOOR AREA 738 SQ.FT. (68.5 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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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

AT A GLANCE

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