



PARKLANDS 13-15, GROSVENOR ROAD, BOURNEMOUTH, DORSET, BH4

£315,000 SHARE OF FREEHOLD

A very spacious two bedroom top floor apartment which is situated in one of the area most popular tree lined roads. Westbourne is a short level walk away and there is easy access to both the beach and good transport links. Some modernisation would be required to realise the properties true potential.

Top (second) floor | Two double bedrooms | Large lounge diner | Kitchen breakfast room | Bathroom & separate wc | Balcony | Garage | Close to Westbourne

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.



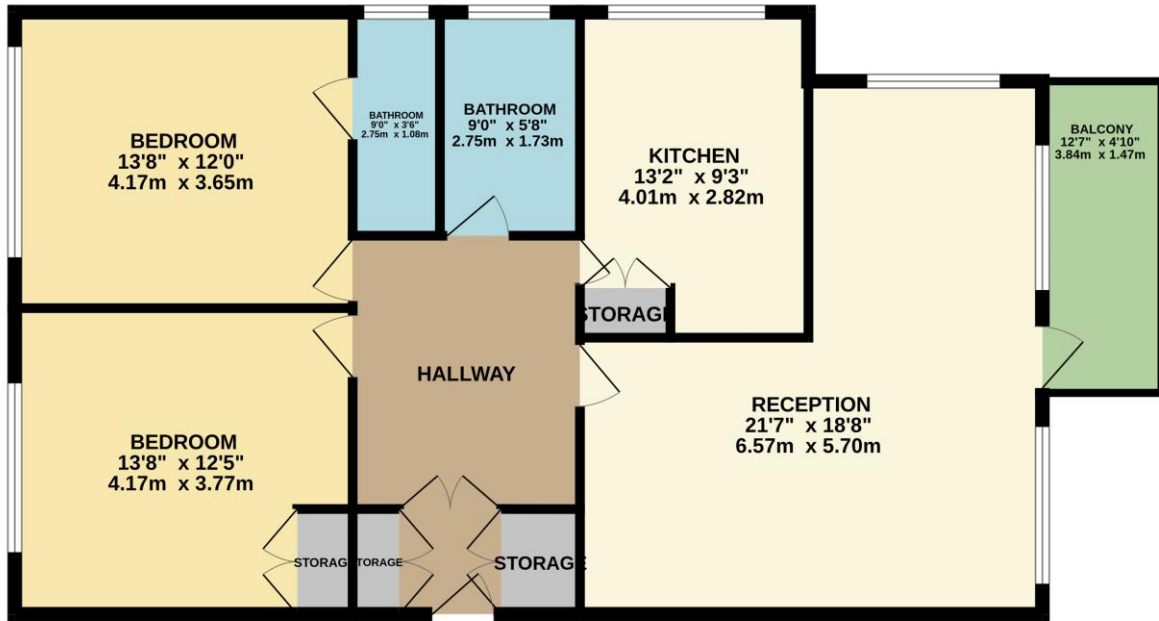
DESCRIPTION

This property boasts two spacious double bedrooms, a generously sized lounge diner, a kitchen breakfast room, a bathroom with a separate wc, and a delightful balcony overlooking the neighbourhood.

With a garage for convenient parking, this flat is perfect for those seeking a mix of comfort and practicality. While it may require some modernisation, the potential is endless to make this space your own.

Nestled in the heart of Westbourne, residents can enjoy a level walk to the nearby shops, bars, and restaurants, making it an ideal location for those who appreciate city convenience. Additionally, being just a stone's throw away from the beach and with excellent transport links, the possibilities for exploration and leisure are endless.

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.
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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: D

TENURE: Share of Freehold 975 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2086 per annum

AT A GLANCE

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