



SHELLEY COURT, GROSVENOR ROAD, BOURNEMOUTH, DORSET, BH4

£325,000 SHARE OF FREEHOLD

An immaculately presented and very bright and spacious two-bedroom top floor apartment which is situated in the popular Grosvenor road. Westbourne is a short level walk away whilst the beach is also very nearby. The property views brilliantly with modern accommodation throughout with superb tree views.

Top floor | Two double bedrooms | Two modern bathrooms | Large lounge | Separate dining room | Fully fitted kitchen | Sunny balcony | Garage

Westbourne | 01202 767633 |

Winkworth

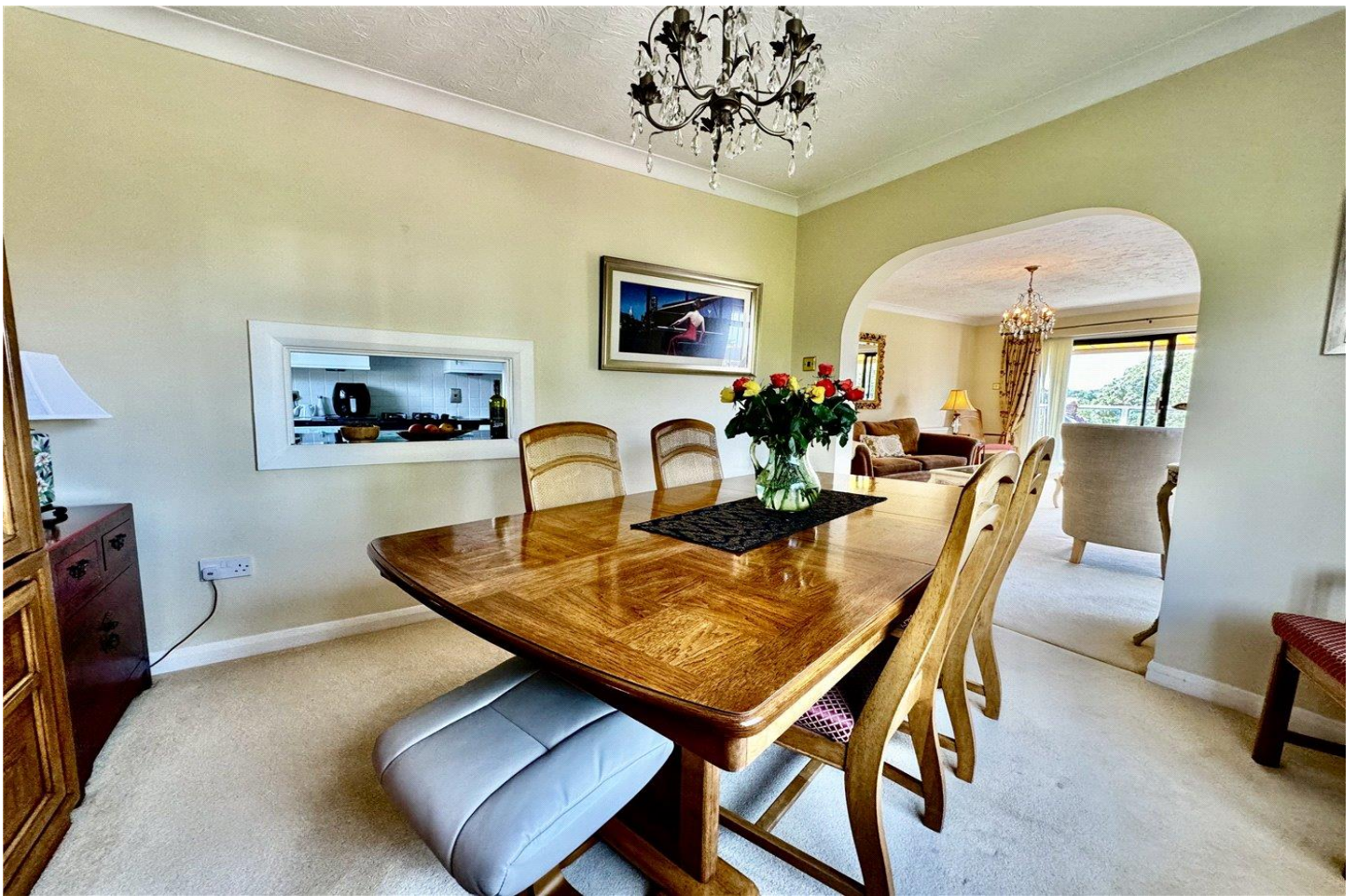


LOCATION

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 property situated on the second floor which is accessed via flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard, the airing cupboard and doors to principal rooms.

There is an incredibly bright lounge which benefits from dual aspect windows and sliding patio doors which lead out onto the very sunny balcony. From the lounge there is access into the spacious dining room where there is ample room for large table. The kitchen is fitted with a range of base and level work units which incorporate oven along with space and plumbing for a tall standing fridge freezer, a washing machine and dishwasher. There is also a wall mounted boiler.

There are two generous double bedrooms both with fitted wardrobes and space for further freestanding furniture. The master bedroom has the added benefit of a contemporary ensuite shower room with suite comprising of a WC, pedestal hand basin and shower. The family bathroom is fully tiled and comprises of a modern suite, to include WC, pedestal hand wash basin and panel bath with shower over.

A garage is conveyed with the property.

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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 guidance 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 is given as to their operability or efficiency capabilities.
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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

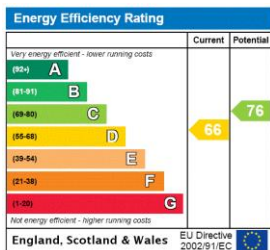
TENURE: Share of Freehold 977 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2080 per annum

AT A GLANCE

- Top floor
- Two double bedrooms
- Two modern bathrooms
- Large lounge
- Separate dining room
- Fully fitted kitchen
- Sunny balcony
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