



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

£365,000 SHARE OF FREEHOLD

Parklands is a popular low rise development of apartments which is situated close to Westbourne on the tree lined Grosvenor road in Westbourne. Just a short level walk away from the shops whilst also being near to the beach and good transport links. The property comprises of bright and very spacious accommodation with a balcony and garage.

Ground floor | Two double bedrooms | Large lounge diner | Modern kitchen | Two bathrooms | 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

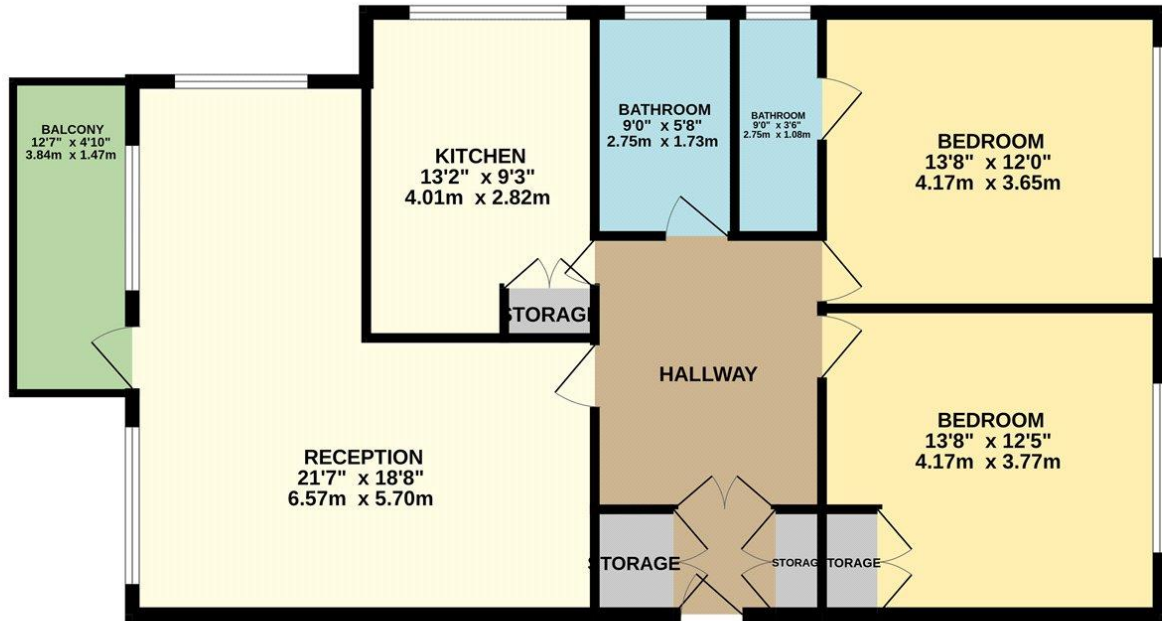
The apartment is situated on the ground floor and is accessed via a secure entrance with well presented communal hallways. A private front door leads into the entrance hall which houses two large storage cupboards and doors to principal rooms.

The large lounge is a particular feature of the property enjoying dual aspect windows and access onto the sunny balcony via patio door. There is ample space for a large dining table. The kitchen is fitted with the range of base and eye level work units with integrated appliances.

There are two bright double bedrooms both with space of freestanding furniture and the added benefit of an ensuite shower room to the master. The family bathroom is tiled and comprises of a suite to include wc, wash hand basin and panel bath with shower above.

A garage is conveyed with the property.

GROUND FLOOR
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

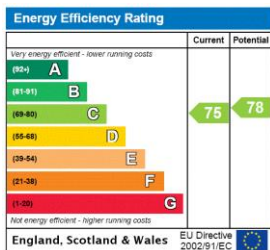
TENURE: Share of Freehold 975 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2086 per annum

AT A GLANCE

- Ground floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen
- Two bathrooms
- Balcony
- Garage
- Close to Westbourne



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