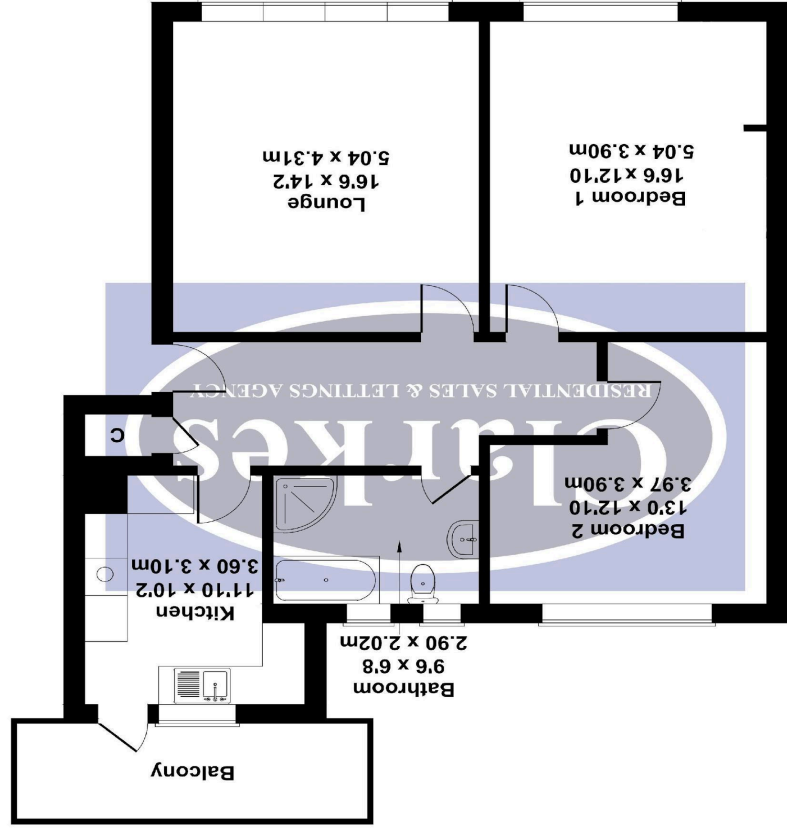




Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



Grange Court  
Approximate Gross Internal Area  
915 sq ft - 85 sq m

| Energy Efficiency Rating   |         |
|--|---------|
| Potential  | Current |
| <p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p> |         |
| 81   | 77      |
| <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>  |         |



Grange Court, Gervis Road, Bournemouth, Dorset



# Grange Court, Gervis Road, Bournemouth



Clarks are delighted to offer this exceptional two-bedroom second floor flat located in Gervis Road, just moments away from the beautiful, award winning blue flag sandy beaches, Bournemouth Town centre, and its train station with direct links to Southampton and London.

Ideal for owner occupiers or those looking for a second home by the sea, the property benefits from a Share of Freehold, permit parking and a Garage with vehicle access from Weston Drive.

The building itself has 24 share of freehold flats and is surrounded by an abundance of large trees and set back from the road.

We enter via the communal laid to carpet with smooth painted ceiling and walls. Further offering a lift.

The property itself has retained many of the original features such as high ceilings, beautifully detailed coving and has been tastefully decorated throughout.

The hallway is spacious and laid to carpet with smooth painted ceiling and walls, pendant lighting and radiator. Further offering a large storage cupboard.

## Lounge

The lounge is an exceptional size and has a large front facing UPVC double glazed window letting in plenty of light. Offering smooth painted ceiling and walls, carpeted flooring, pendant lighting, and radiator.

## Bedroom 1

An exceptionally large master bedroom with front facing UPVC double glazed windows overlooking greenery and the local church. The room offers smooth painted ceiling and walls, carpeted flooring, pendant lighting, and radiator.

## Bedroom 2

Another very good-sized double room and has rear facing UPVC double glazed window Offering smooth painted ceiling and walls, carpeted flooring, pendant lighting, and radiator.

## Kitchen

The new Howdens kitchen was fitted in March 2022 and has beautiful matching wall and base units in white, finished with a wood effect laminate work top. Offering half tiled walls, and integrated appliances including a dishwasher, oven, gas hob and fridge freezer with a further space for a washing machine. Further offering laminate wood flooring, stainless steel sink and drainer and a cupboard housing the modern Worcester boiler.

The Kitchen has a UPVC door leading to the balcony and fire escape. The balcony is a good size and can comfortably accommodate a set of table and chairs.

## Bathroom

The bathroom is located to the rear and has two rear aspect UPVC double glazed windows. Offering a modern white suite comprising off a bath, shower cubicle, sink and WC. Further offering a large, heated towel rail, smooth painted ceiling and walls, recessed spotlights and laminate flooring.

The property has its own garage that can be accessed on foot or by vehicle from Weston Drive and has off-road permit parking to the front of the building.

## Agent notes:

Council Tax Band: C

Tenure: Share of Freehold lease length 966 years

Maintenance/Service charge: Quarterly Payments of £669.35 (including Buildings insurance and reserve Fund)

This is a Pet friendly block

Council Tax Band D

# Guide Price £260,000



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All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarks Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.