

GROVE ROAD, BOURNEMOUTH, BH1 3DT

£255,000









Priced to sell, this three bedroom top floor Seafront apartment enjoys outstanding views of Bourne mouth Bay. Situated in the ever-popular development of Elizabeth Court; the 'Zig Zag' path immediately in front of the development, leading down to the golden sandy beaches of Bourne mouth.

Benefitting from three bedrooms, a south facing living room with direct sea views and access to the open sun balcony, a fitted kitchen, fully tiled bathroom with bath and wc, an additional second toilet in the cloakroom and ample storage cupboards. The main bedroom has a dressing room and enjoys direct sea views. The second bedroom is a good size with sink unit, wardrobes and has access to the second open balcony. Bedroom three also faces the rear, is of good size and has a sink.

Outside, there are award winning communal landscaped gardens and there is secure underground residents parking as well as generous visitor parking area. There are two resident caretakers and lifts to all floors, including the secure underground carpark.

Further benefits include a long Lease and Share of Freehold. The apartment is offered with no chain and is an ideal main residence, Buy to Let, or the perfect sea side second home.

COMMUNAL ENTRANCE

Lifts and stairs to all floors:

ENTRANCE HALL

12' 4" x 5' 1" (3.76m x 1.55m) + 7' 10" x 3' 6" (2.39m x 1.07m) + 12' 4" x 3' 0" (3.76m x 0.91m)

LOUNGE/DINER

15' 1" x 12' 2" (4.6 m x 3.71 m)

OPEN BALCONY

10' 0" x 3' 6" max (3.05 m x 1.07 m)

KITCHEN

9' 9" x 6' 8" (2.97m x 2.03m)

BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.48m)

DRESSING ROOM

 $6' 1'' \times 5' 5''$ max irregular shape exc ward (1.85 m x 1.65 m)

BEDROOM TWO

13' 0" x 12' 6" max irregular shape (3.96m x 3.81m)

(SECOND) OPEN BALCONY

12' 0" x 3' 10" max (3.66m x 1.17m)

BEDROOM THREE

9' 9" x 8' 0" (2.97m x 2.44m)

BATHROOM

5' 6" x 5' 1" (1.68m x 1.55m)

SEPARATE WC

5' 5" x 2' 9" (1.65m x 0.84m)

COMMUNAL GARDENS

RESIDENTS UNDERGROUND PARKING

VISITOR PARKING AREA

TENURE & CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: Please ask the agent

EPC Rating: 'D'

Council Tax Band: 'D'

DISCLAIMER

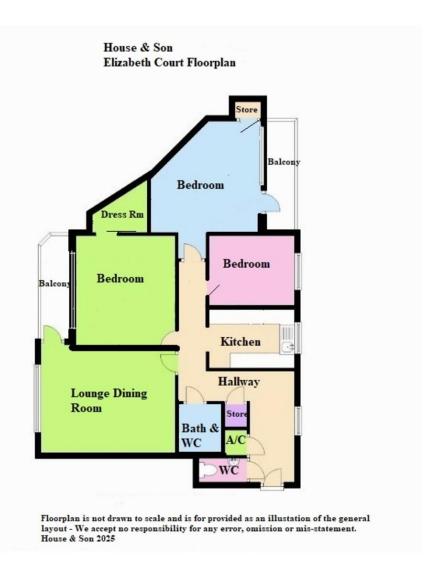
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House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.







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