





House and Son are delighted to offer for sale, this one-bedroom lower ground floor garden apartment, in the modern and popular block for the over 60's, Grosvenor Court. Ideally situated and located in the heart of Bournemouth Town Centre where residents can enjoy easy access to buses, an array of shops & restaurants and both Bournemouth Gardens and the beautiful beaches.

The apartment offers accommodation comprising entrance hall with storage/airing cupboard, lounge, kitchen, double bedroom and bathroom. There is also a patio area which is part of the communal gardens, but situated next to the lounge patio doors.

Further benefits include a resident's communal lounge and laundry room, there is also a guest suite for visitors wanting an overnight stay and first come first serve off road parking for both residents and visitors.

COMMUNAL ENTRANCE

There is secure access to communal hall with lift and stairs to all floors, situated on the first floor. Further gated access to the communal gardens can be found to the side of the building.

ENTRANCE HALL

10' 6" x 3' 2" (3.2m x 0.97m)

10' 6" x 6' 9" (3.2m x 2.06m) L shaped with width of 3' 2" (0.97m)

STORAGE CUPBOARD

5' 8" x 3' 5" (1.73m x 1.04m)

LOUNGE

15' 9" x 9' 9" (4.8m x 2.97m)

PATIO

KITCHEN

10' 1" x 6' 5" (3.07m x 1.96m)



BEDROOM

15' 8" x 9' 0" (4.78m x 2.74m) plus built in mirrored wardrobe 5' 7" x 2' 10" (1.7m x 0.86m)

BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: £527.09 per quarter in advance (£2108.36 per annum)

EPC Rating: C

Council Tax Band: C

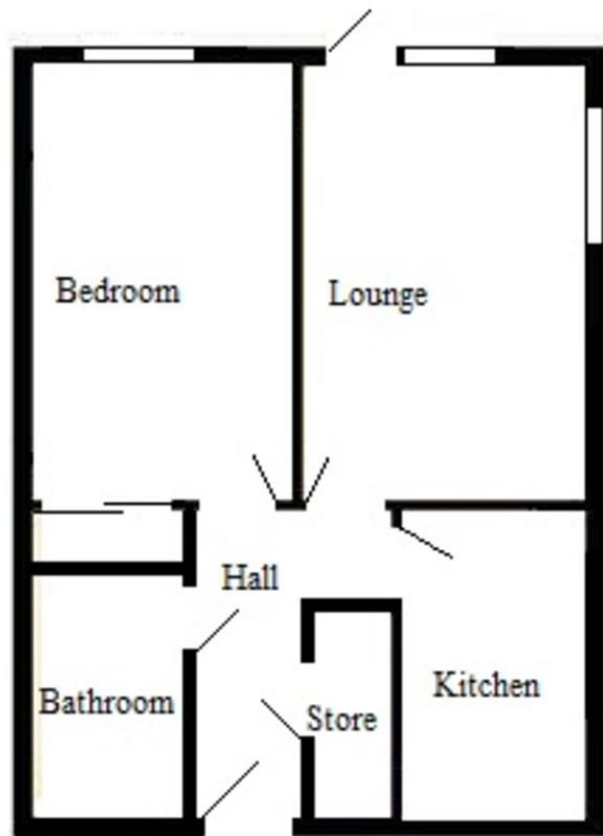
DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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





For Illustration Purposes



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