

Flat 2 Grosvenor Court, 22 Grove Road,
Bournemouth, Dorset, BH1 3DB

Asking Price **£270,000**



Bedrooms



Living



Bathroom/Ensuite



Garage



EST
1992

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A wonderfully located and spacious South facing apartment!

AVAILABLE CHAIN FREE THIS SOUTH FACING GROUND FLOOR APARTMENT IS WONDERFULLY LOCATED A SHORT WALK FROM BOURNEMOUTH'S CLIFFTOPS AND FEATURES A GENEROUS PRIVATE PATIO.

If you are searching for a home close to Bournemouth's sandy beaches this superb apartment must not be missed!

Not only is the property just a few moments from clifftops, it also offers spacious accommodation throughout with all rooms being South facing and overlooking well-tended communal grounds. Furthermore, the apartment benefits from a garage and boasts a generous private patio accessible from both the living room and master bedroom.

The building is entered through a communal entrance to the rear, communal hallways then giving access to the apartment.

As you enter the property a large hallway gives an immediate sense of space and offers a good range of storage cupboards.

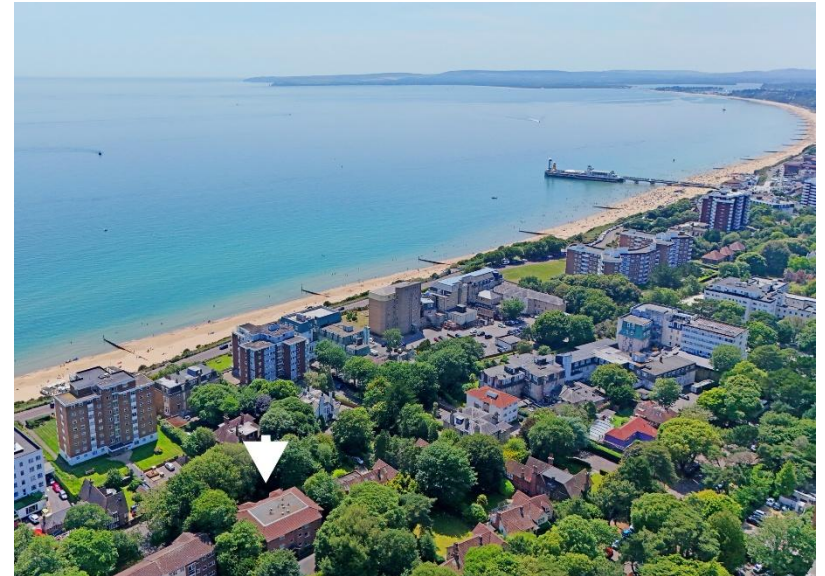
Double doors open into the lounge/dining room which offers plenty of space for a wide range of furniture and has sliding patio doors leading out to the private patio.

Next to the living room, a separate kitchen comes fitted with an excellent range of storage units and extensive working surfaces finished with tiled splashbacks and tiled flooring. There are integrated appliances to include a fridge/freezer, dishwasher, electric hob, and an eye level double oven, with undercounter space for a washing machine.

The master bedroom makes for a great double room and has sliding patio doors leading out to the private patio. It also comes built in wardrobes and has a fully tiled en-suite bathroom fitted with a full-sized bath and a vanity unit housing the WC and inset sink.

Bedroom two also makes for a good double room and has fitted wardrobes. Adjacent there is a fully tiled shower room which has a large walk-in shower and vanity unit to match the en-suite.

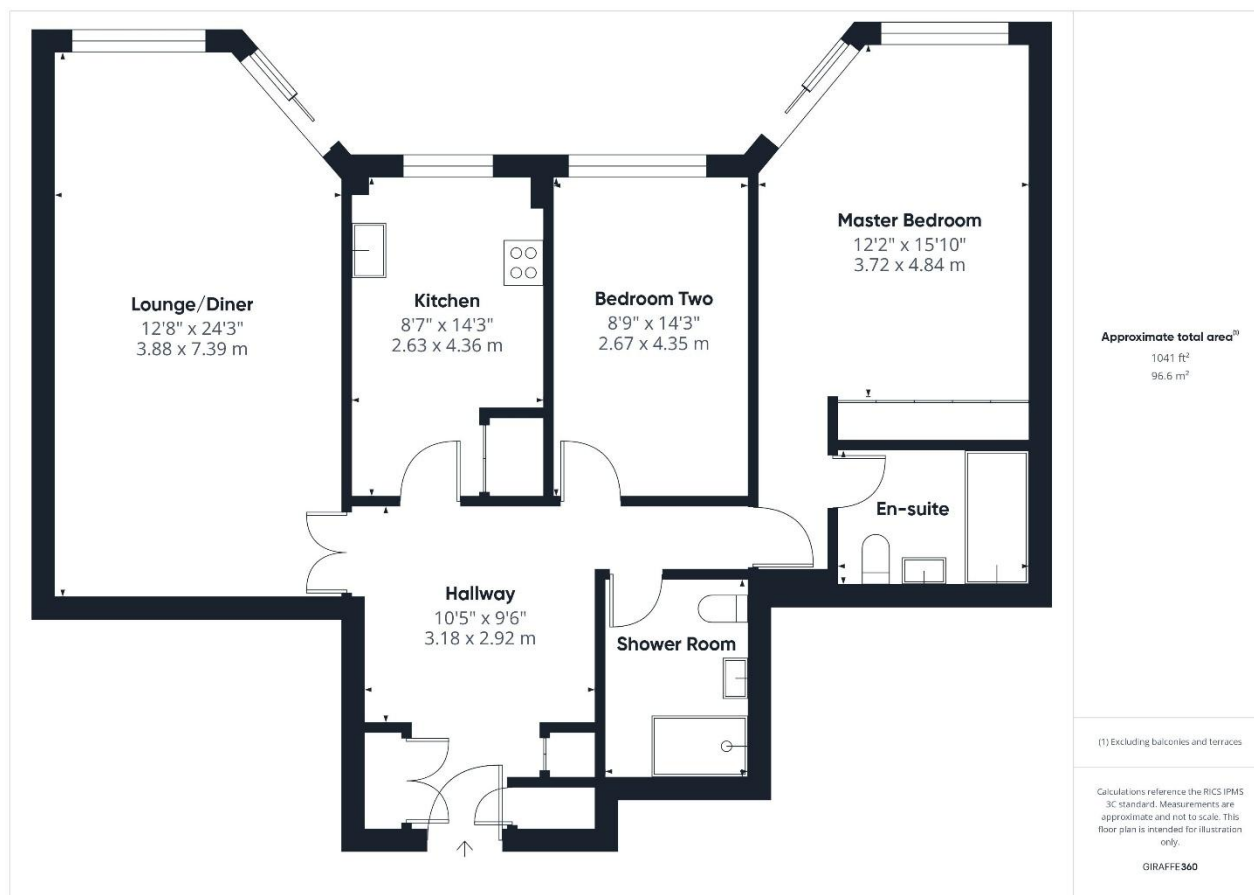
Outside, Grosvenor Court is set within very well-maintained communal grounds with lovely gardens to the front which can be accessed directly from the apartment's patio. To the rear of the building there are several garages, the subject apartment benefiting from a single garage with up and over door.



KEY POINTS

- Close to beaches!
- South facing apartment
- Private patio
- Two double bedrooms
- En-suite to master
- Garage



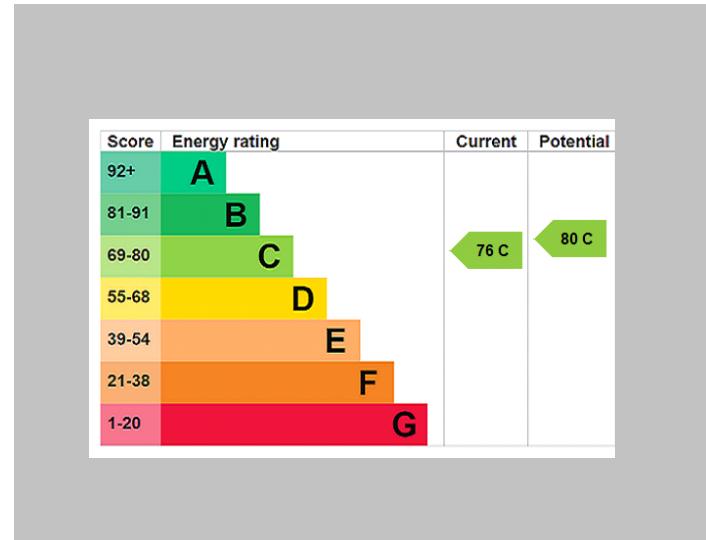


THE TENURE: We are informed the property holds a share within the freehold and the lease term remaining is 976 years. The last 12-month maintenance charge was £2320.

NB: Whilst given good faith this information has been provided by our client and has not been verified. Any interested party should seek confirmation from their legal representative before proceeding.

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