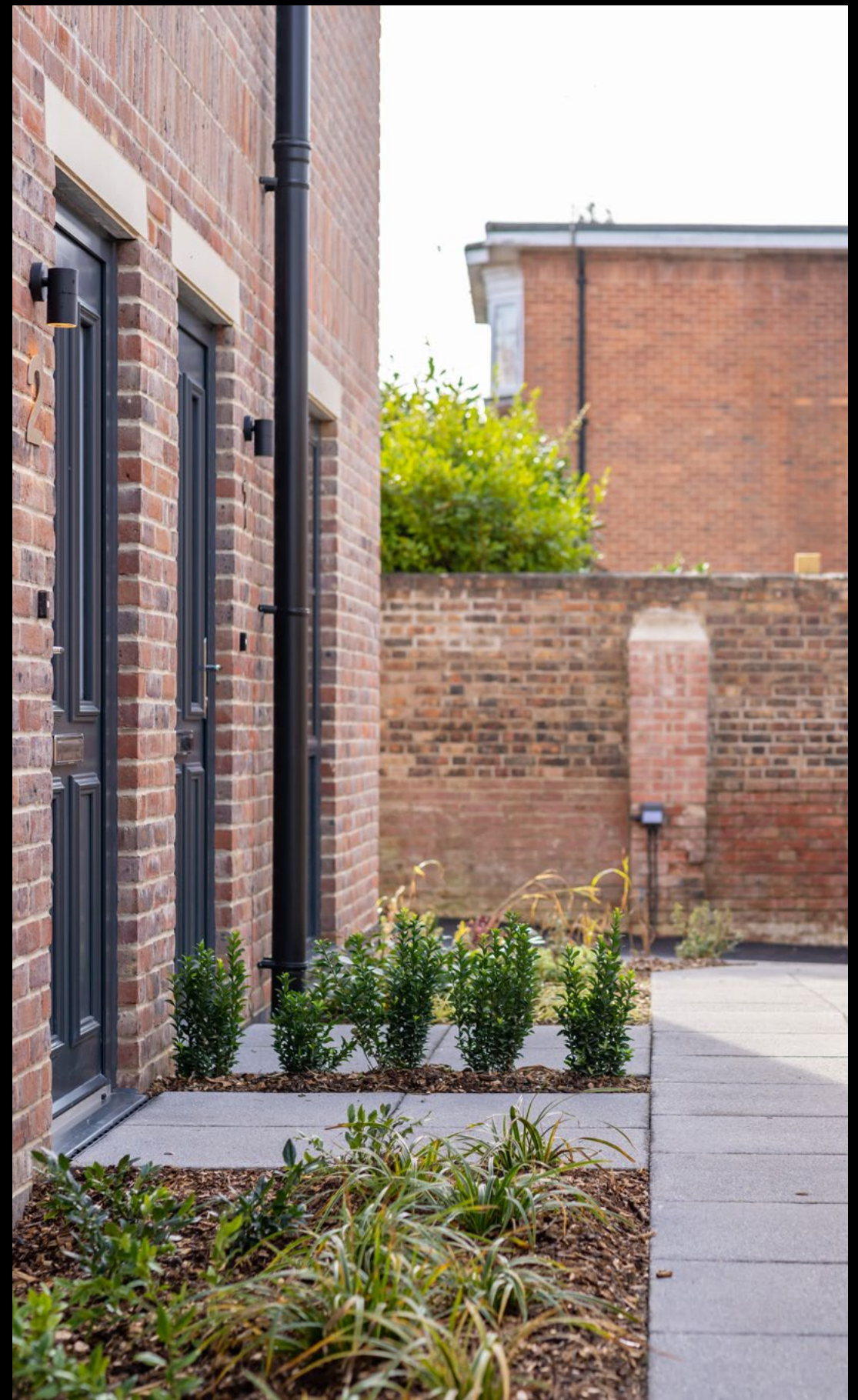


Luxury+Prestige

GRANVILLE WORKS

46 R L STEVENSON AVENUE, WESTBOURNE, BOURNEMOUTH, BH4 8EG





















TAKE A STEP INSIDE



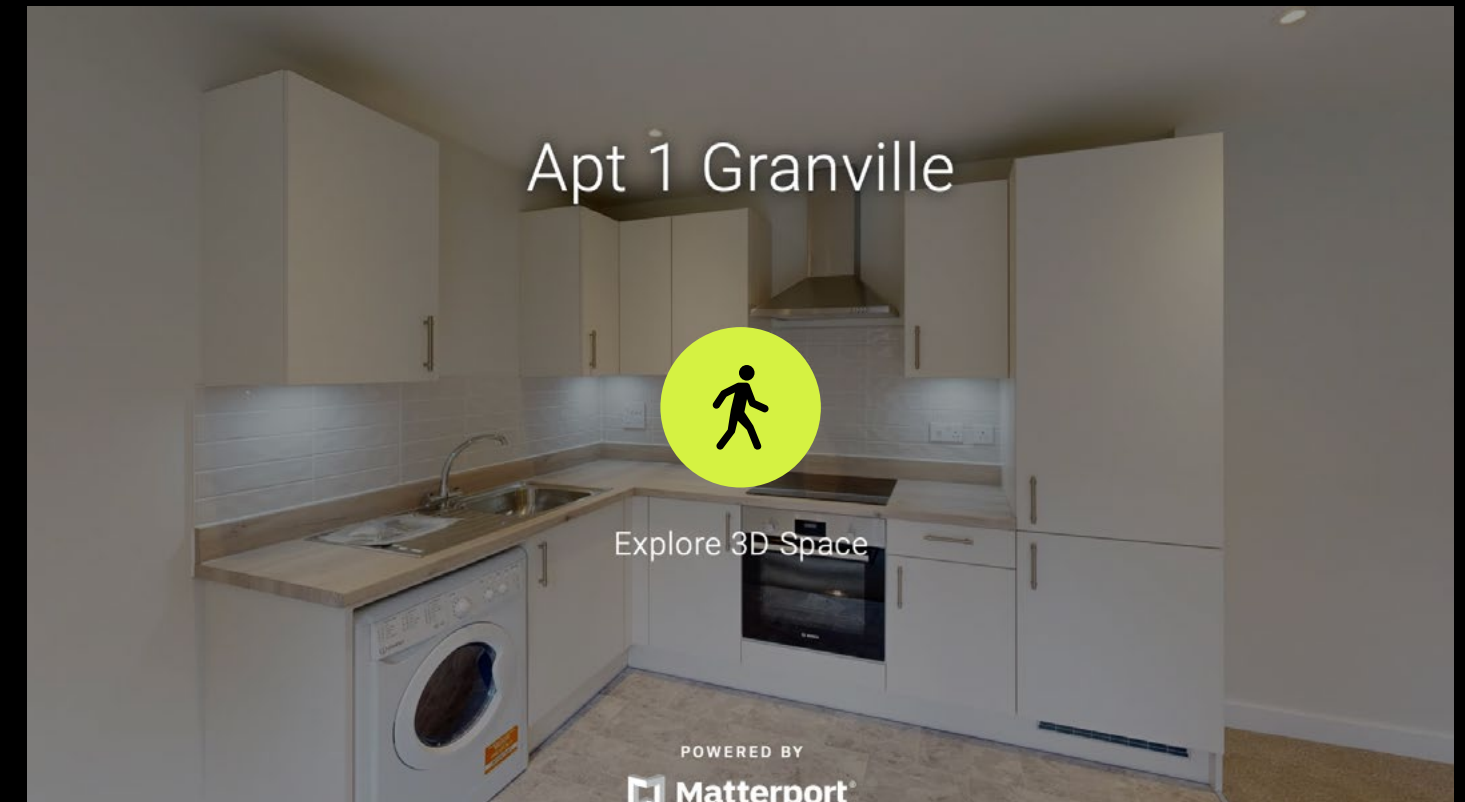
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

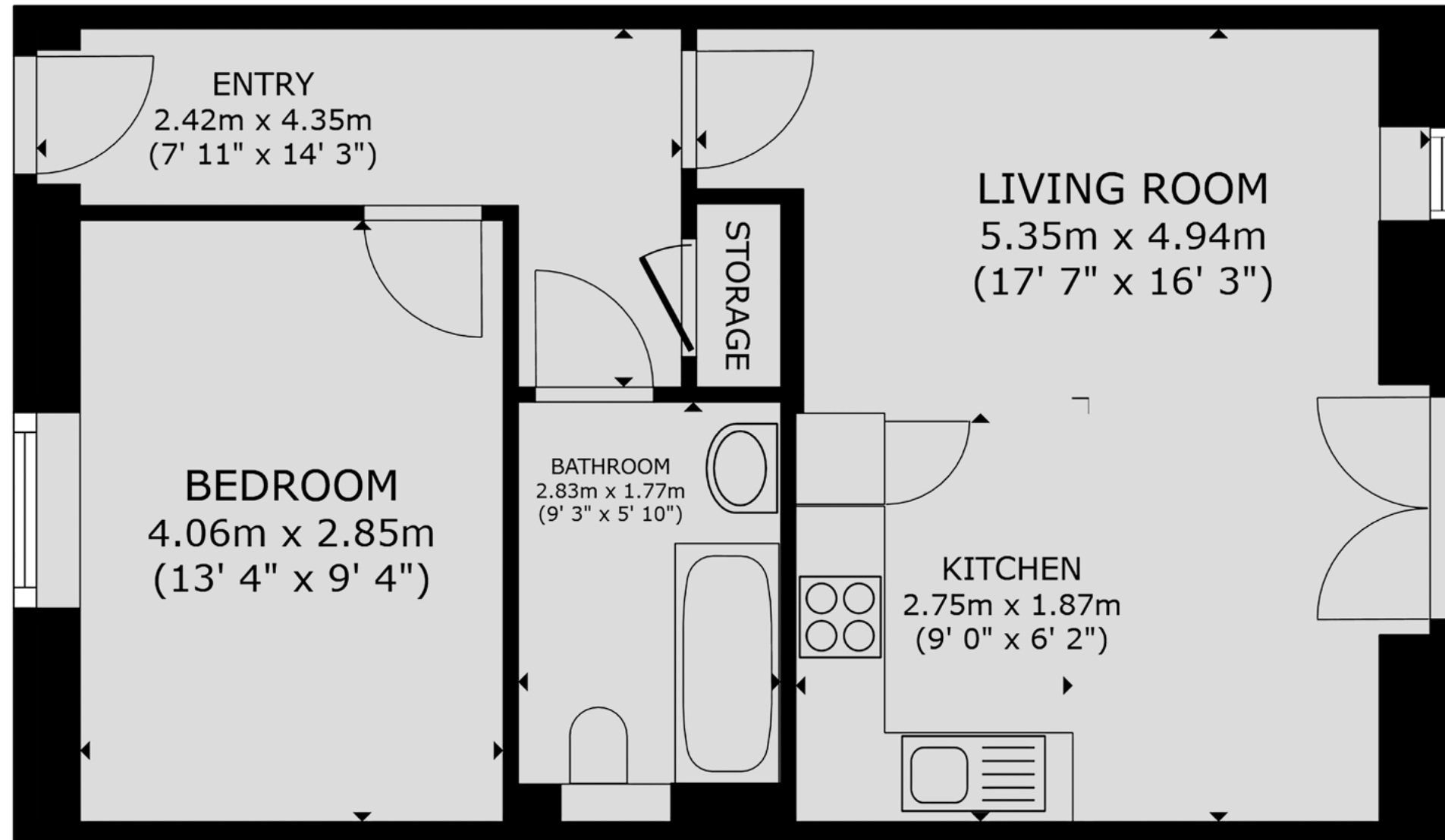
Floorplan

Apartment 1 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 540 sq. ft / 50 m²

Sizes and dimensions are approximate, actual may vary.



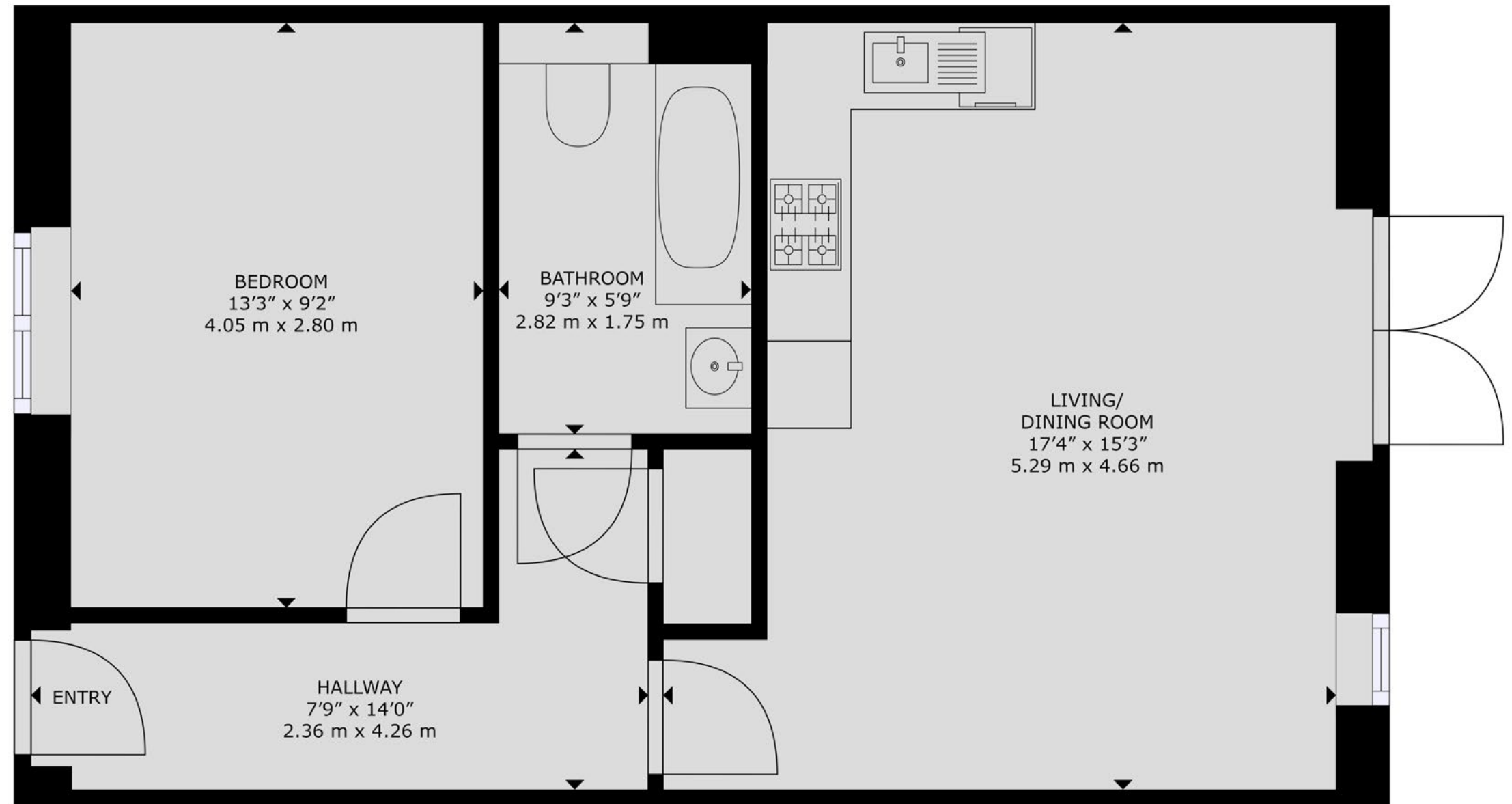
Floorplan

Apartment 2 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 528 sq. ft / 49 m²

Sizes and dimensions are approximate, actual may vary.



Floorplan

Apartment 3 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 439 sq. ft / 41 m²

Sizes and dimensions are approximate, actual may vary.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82833

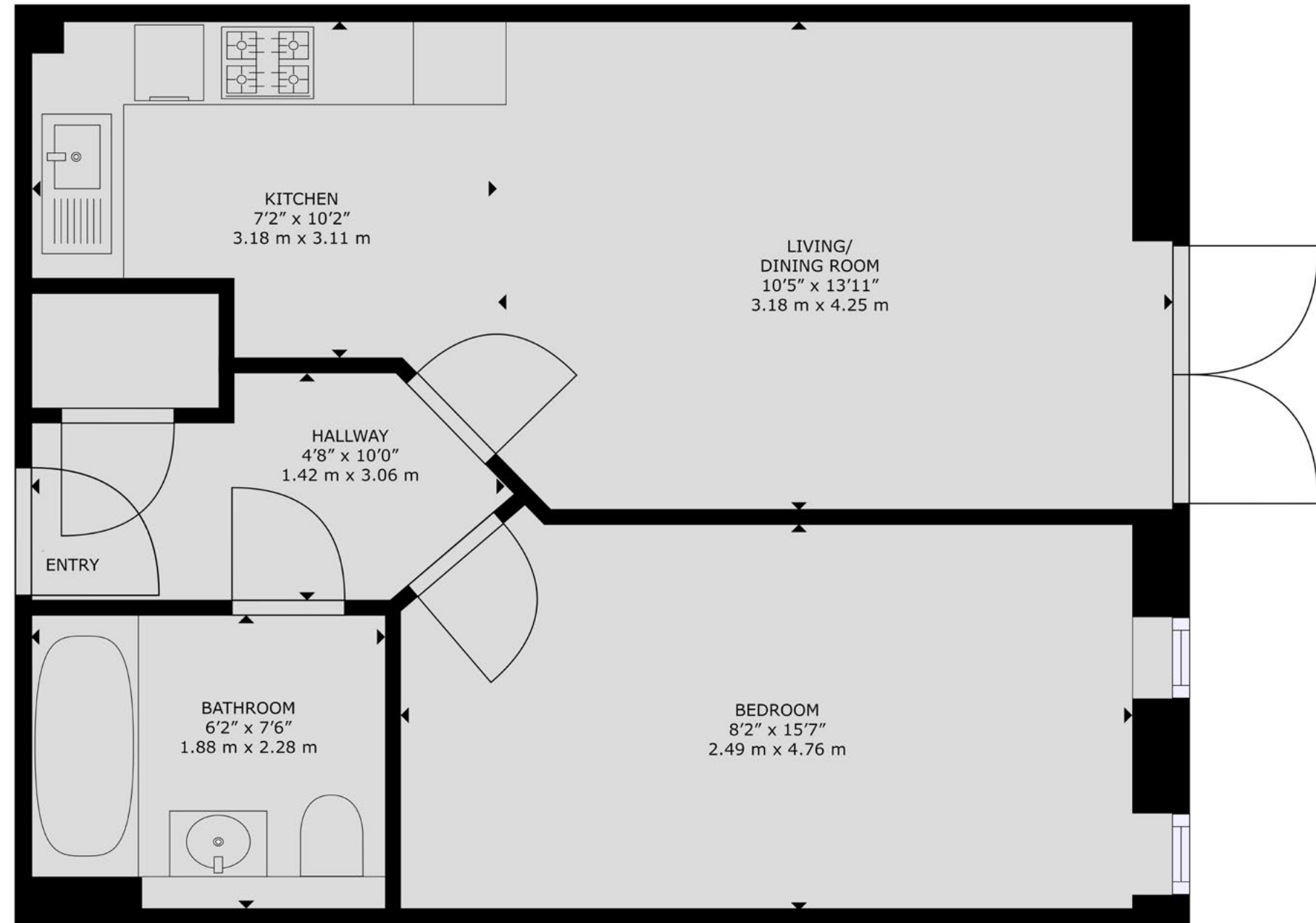
Floorplan

Apartment 4 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 458 sq. ft / 42 m²

Sizes and dimensions are approximate, actual may vary.



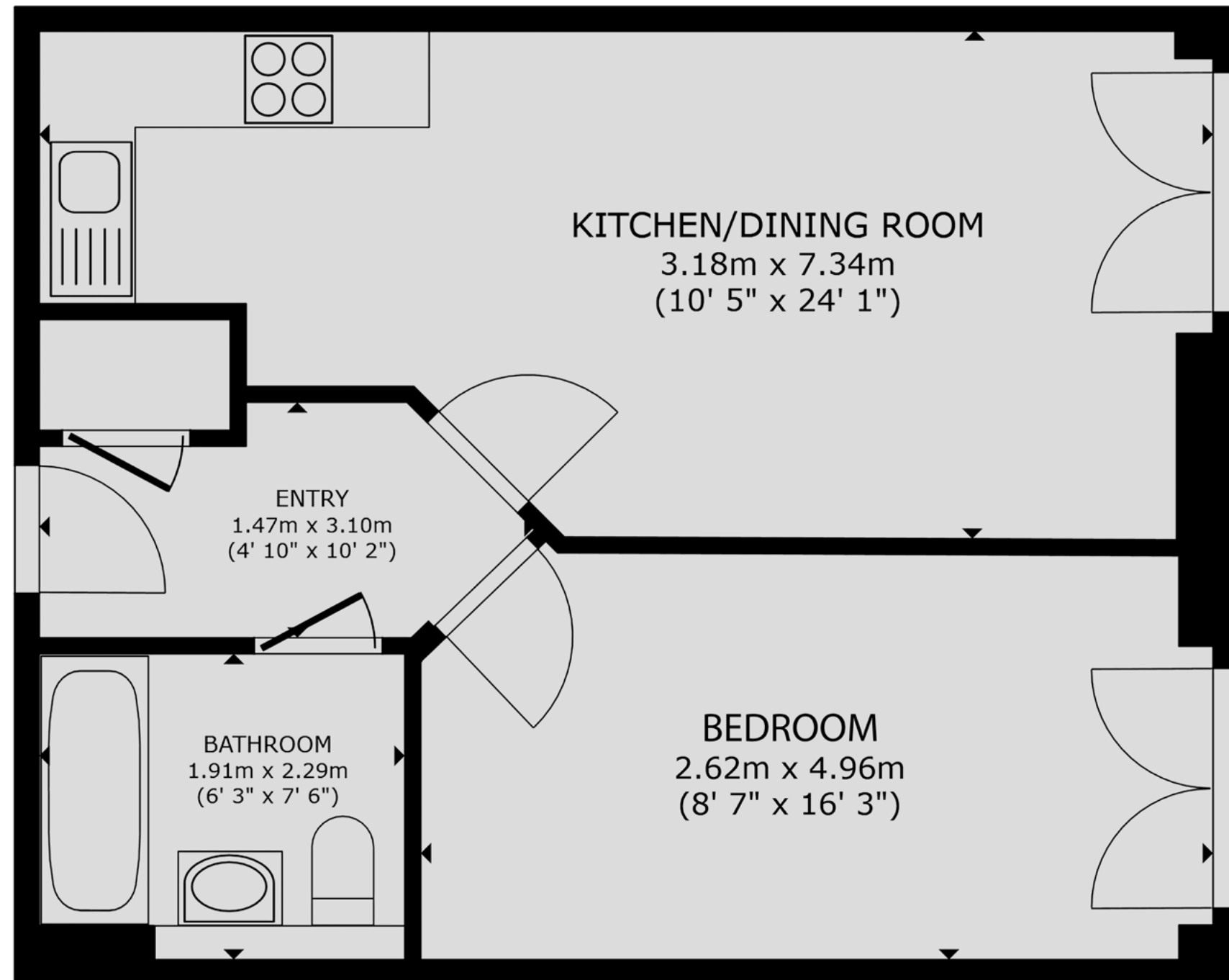
Floorplan

Apartment 5 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 458 sq. ft / 42 m²

Sizes and dimensions are approximate, actual may vary.



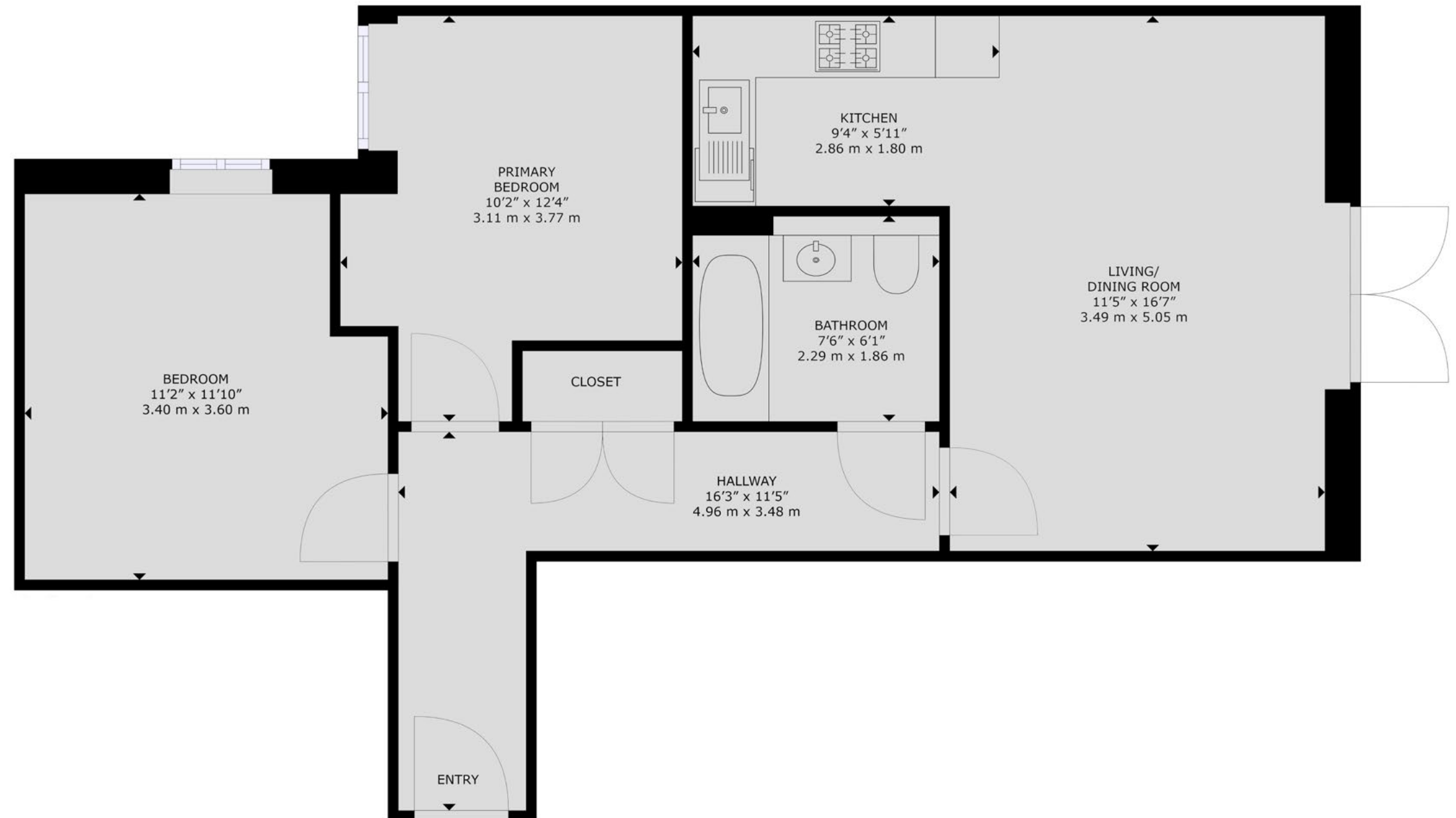
Floorplan

Apartment 6 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 643 sq. ft / 60 m²

Sizes and dimensions are approximate, actual may vary.



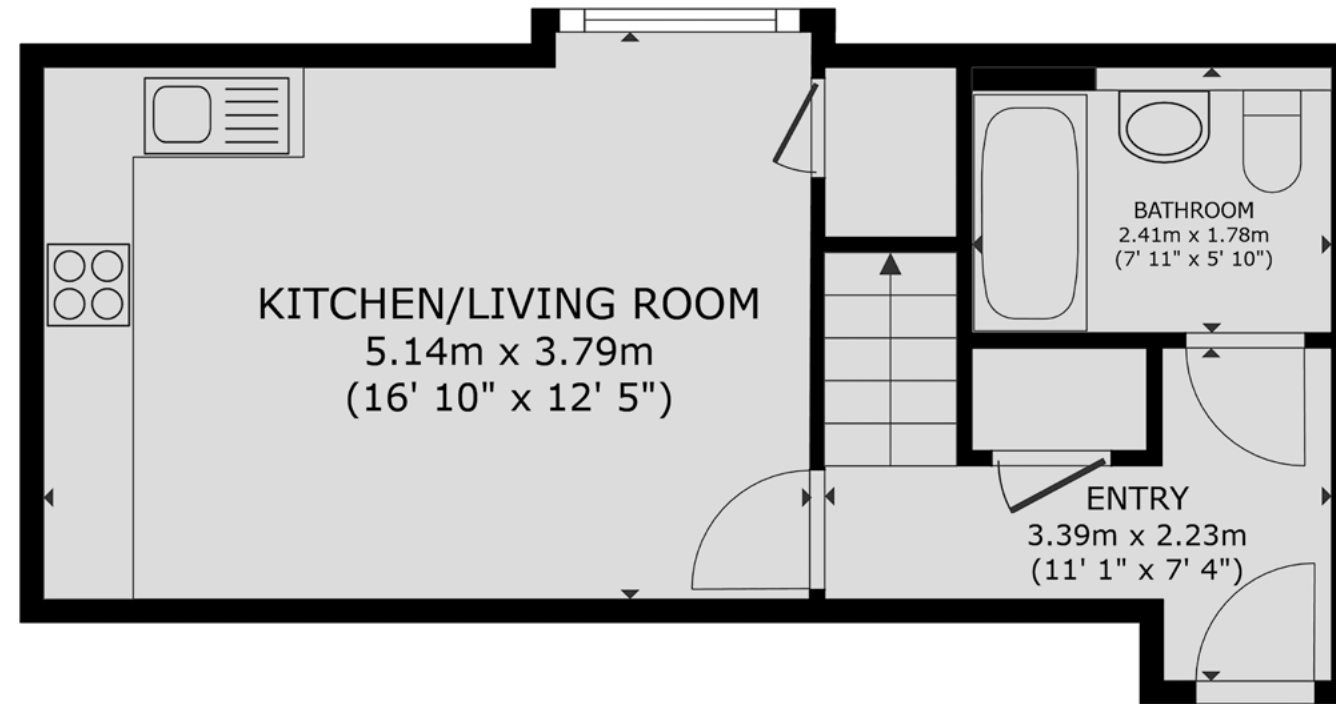
Floorplan

Apartment 7 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

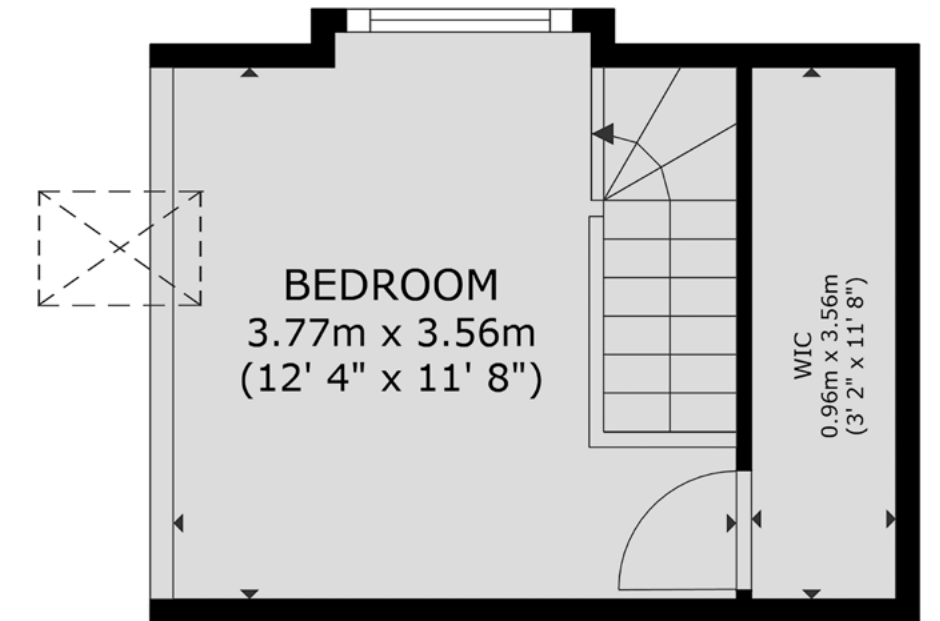
GROSS INTERNAL AREA

Apartment: 530 sq. ft / 49 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

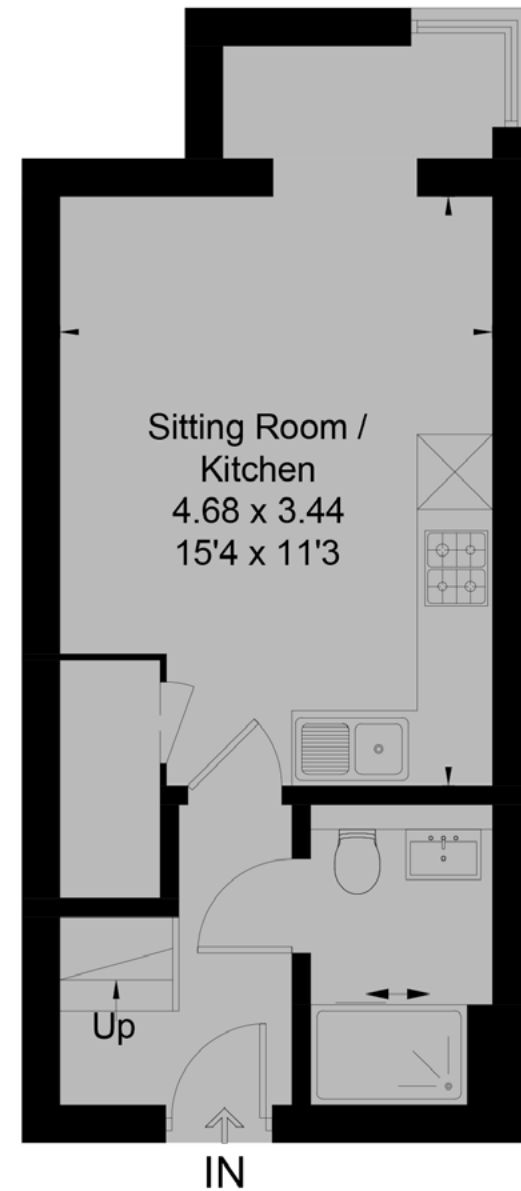
Floorplan

Apartment 8 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

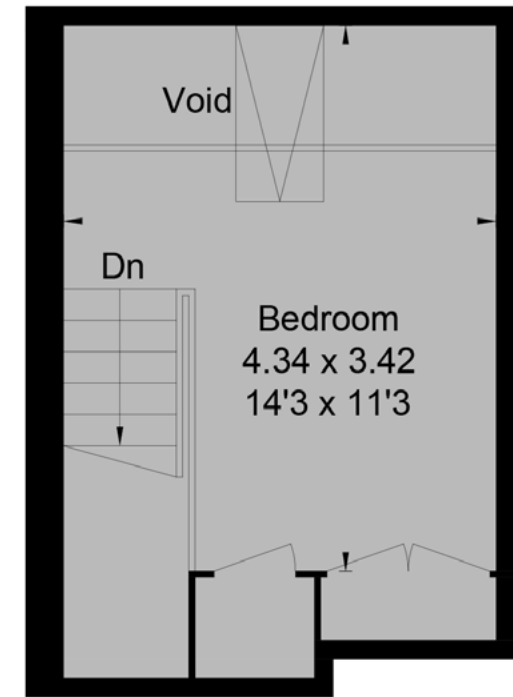
Apartment: 451 sq. ft / 42 m²

Sizes and dimensions are approximate, actual may vary.



First Floor

[] = Reduced head height below 1.5m



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82836

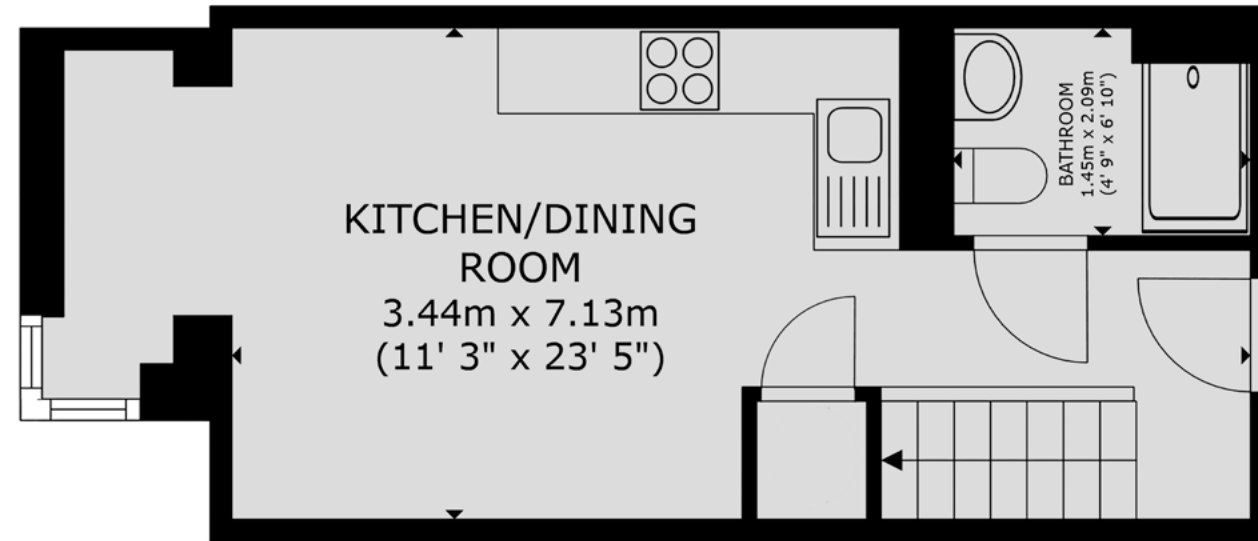
Floorplan

Apartment 9 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

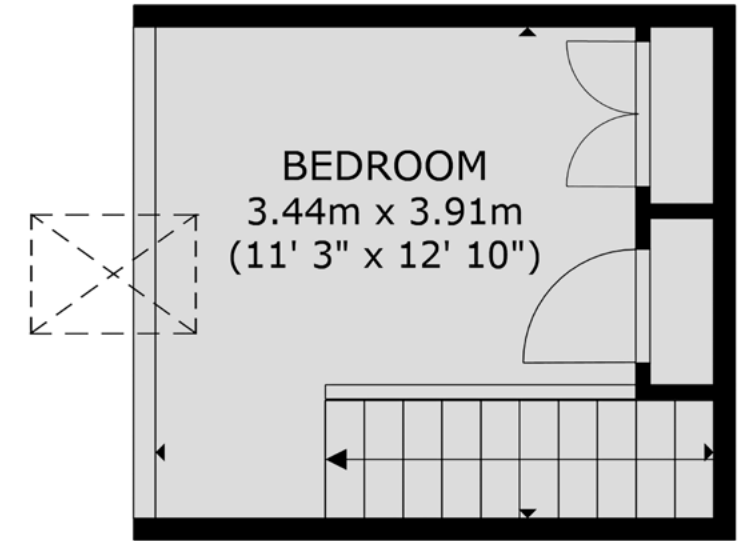
GROSS INTERNAL AREA

Apartment: 440 sq. ft / 41 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

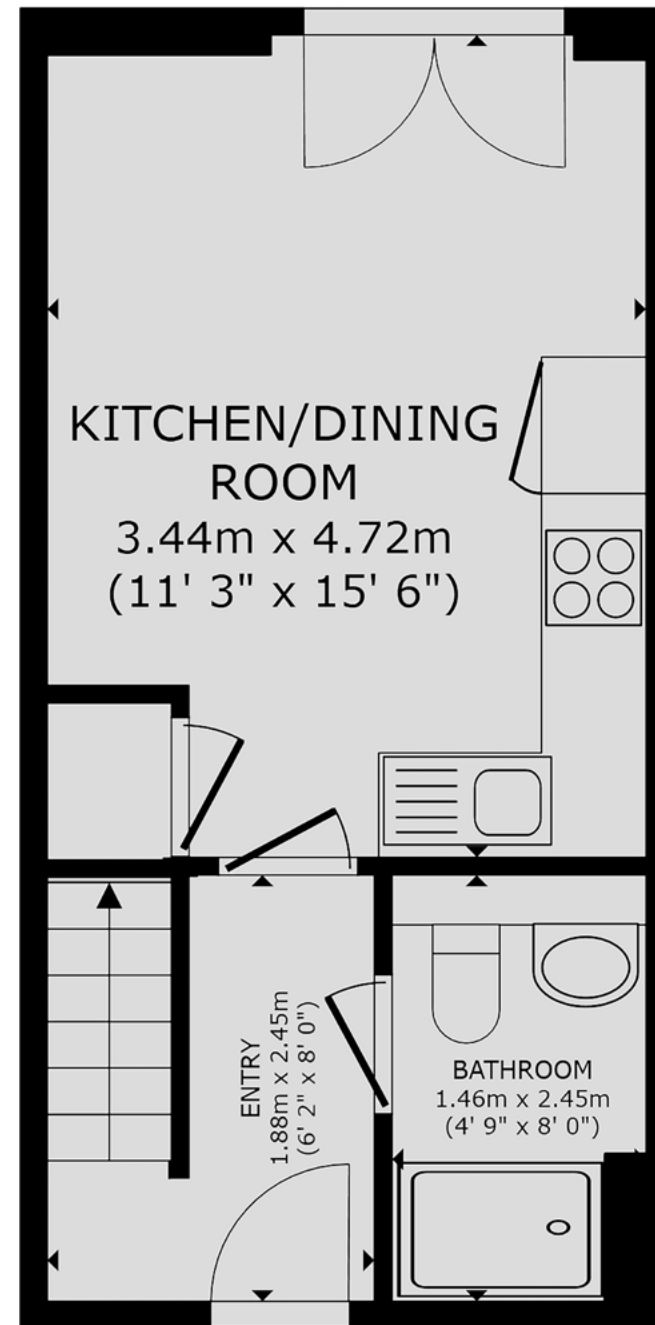
Floorplan

Apartment 10 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

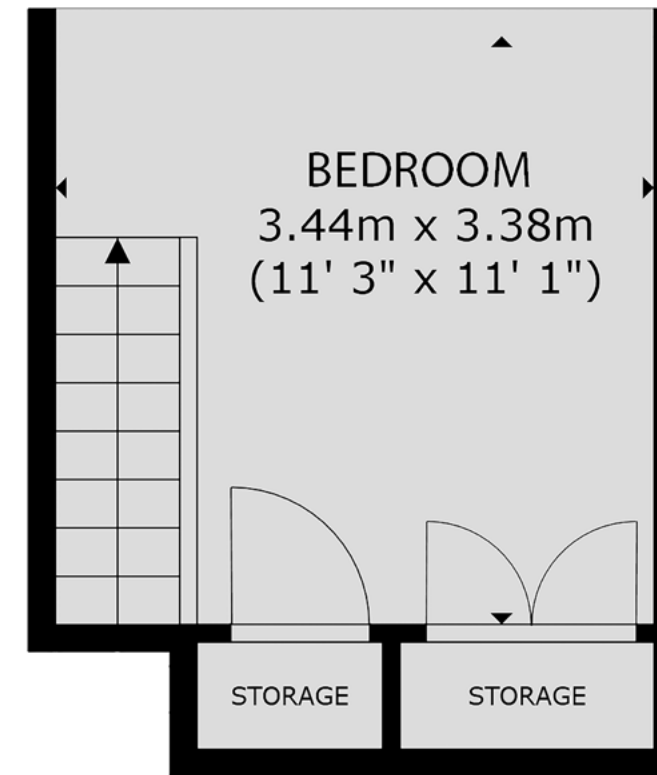
GROSS INTERNAL AREA

Apartment: 415 sq. ft / 39 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

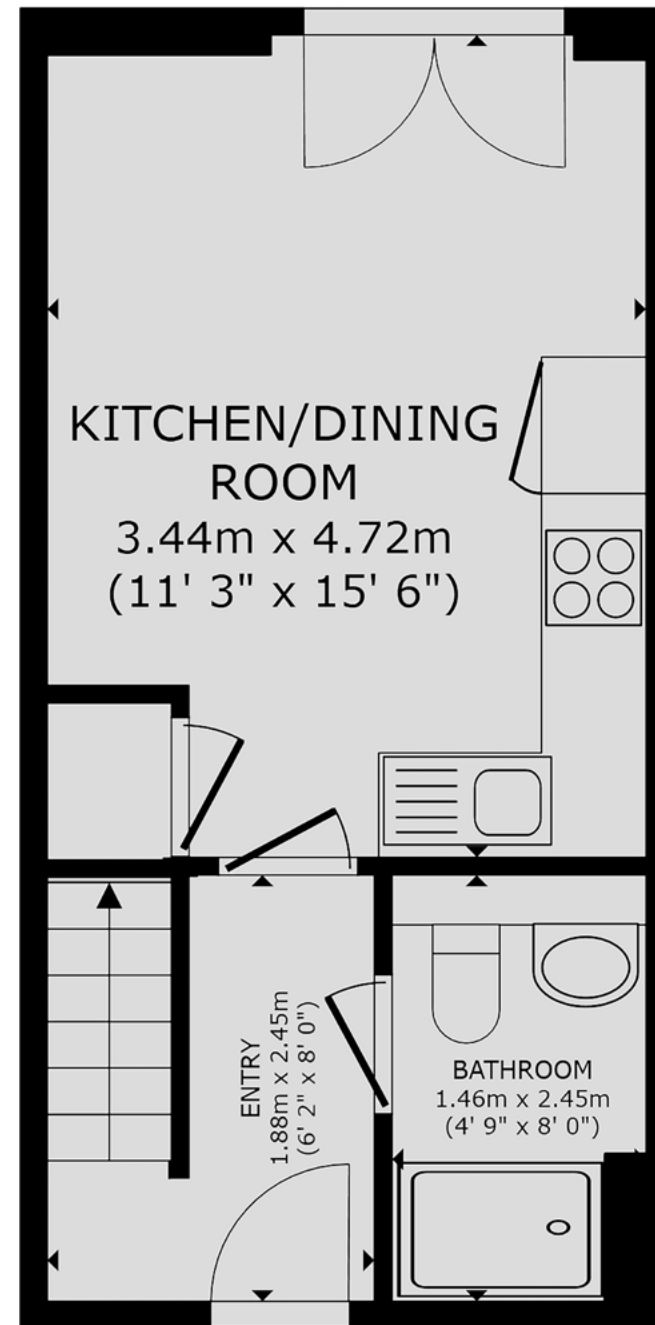
Floorplan

Apartment 11 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

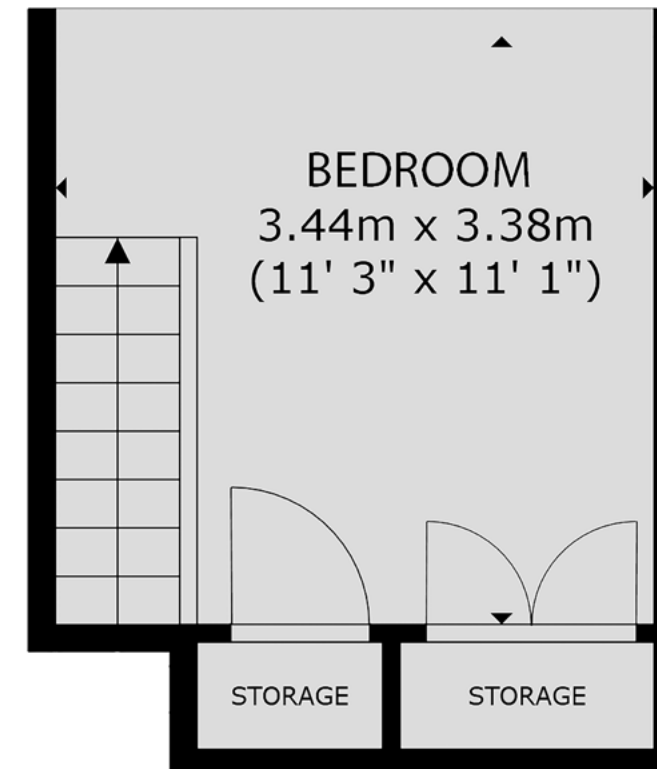
GROSS INTERNAL AREA

Apartment: 415 sq. ft / 39 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

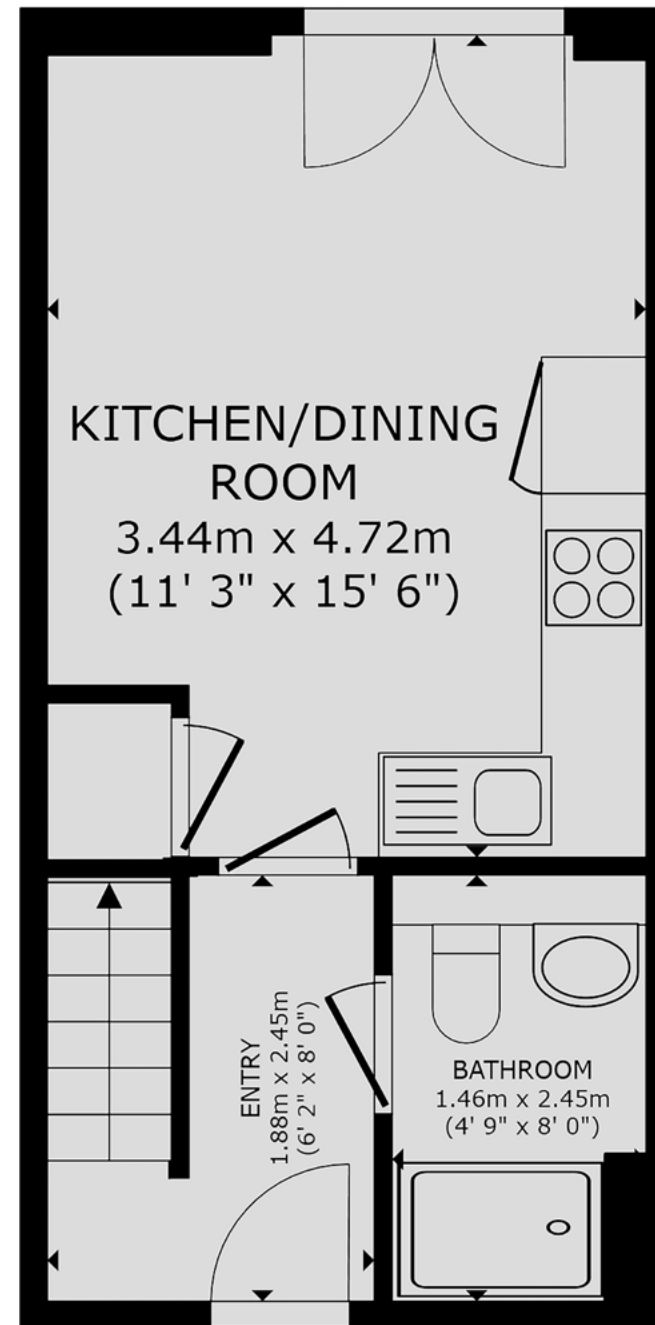
Floorplan

Apartment 12 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

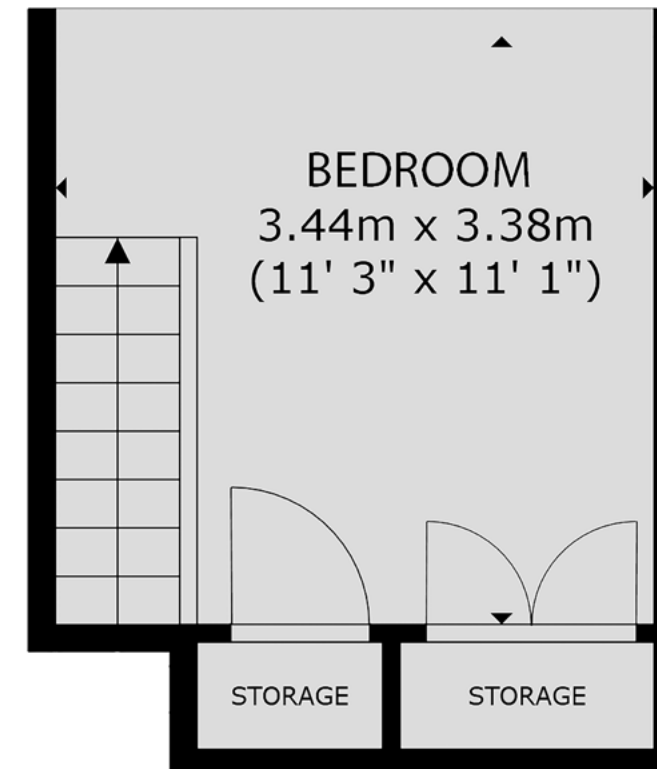
GROSS INTERNAL AREA

Apartment: 415 sq. ft / 39 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

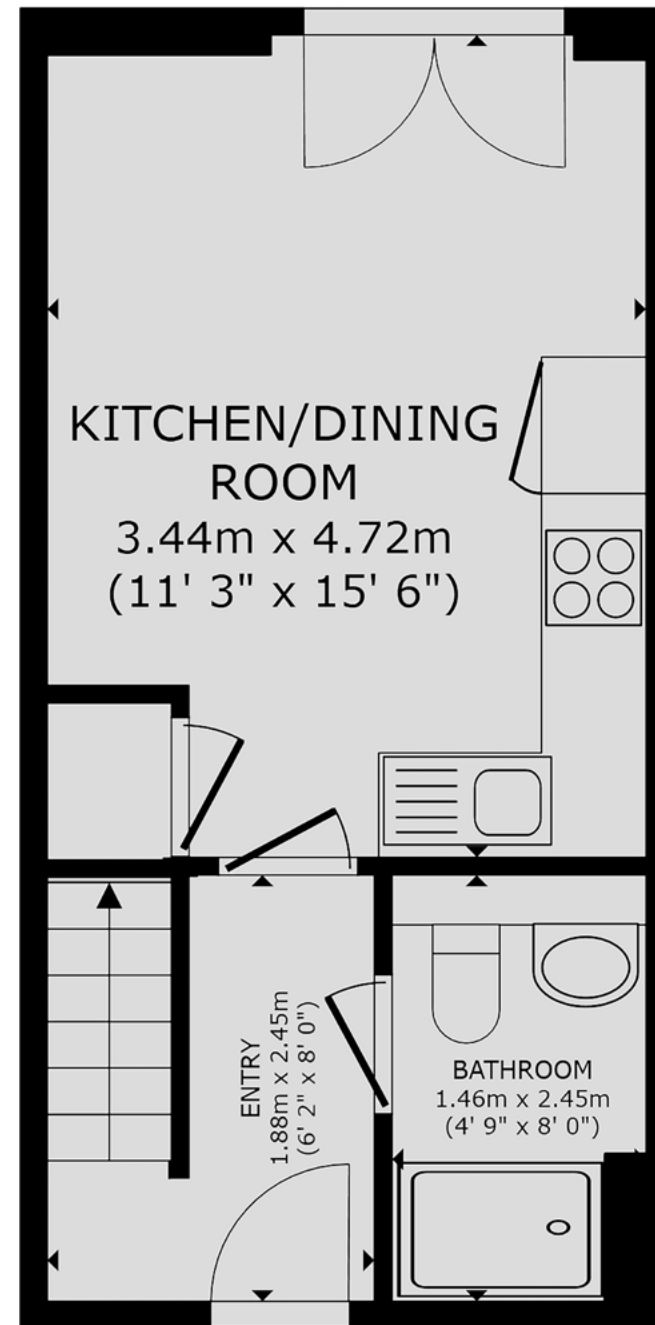
Floorplan

Apartment 14 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

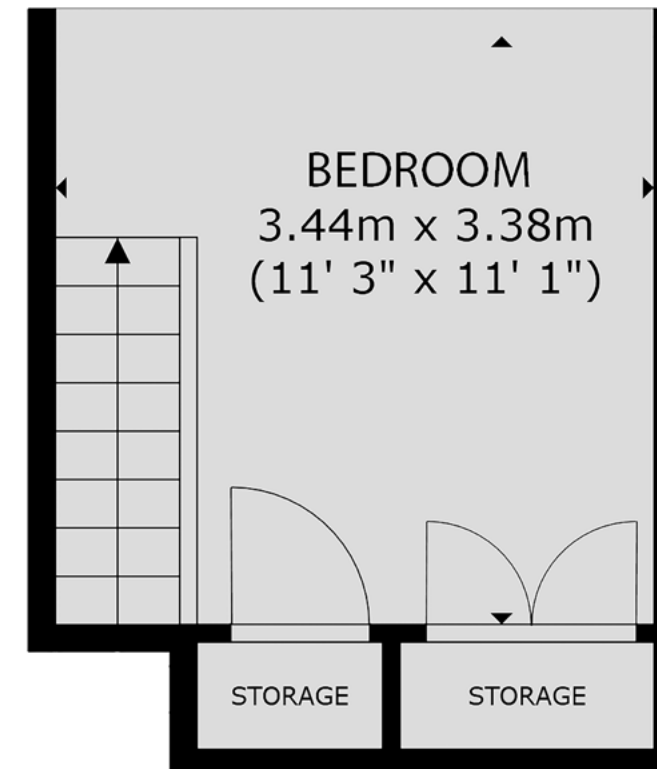
GROSS INTERNAL AREA

Apartment: 415 sq. ft / 39 m²

Sizes and dimensions are approximate, actual may vary.



FLOOR 1



FLOOR 2

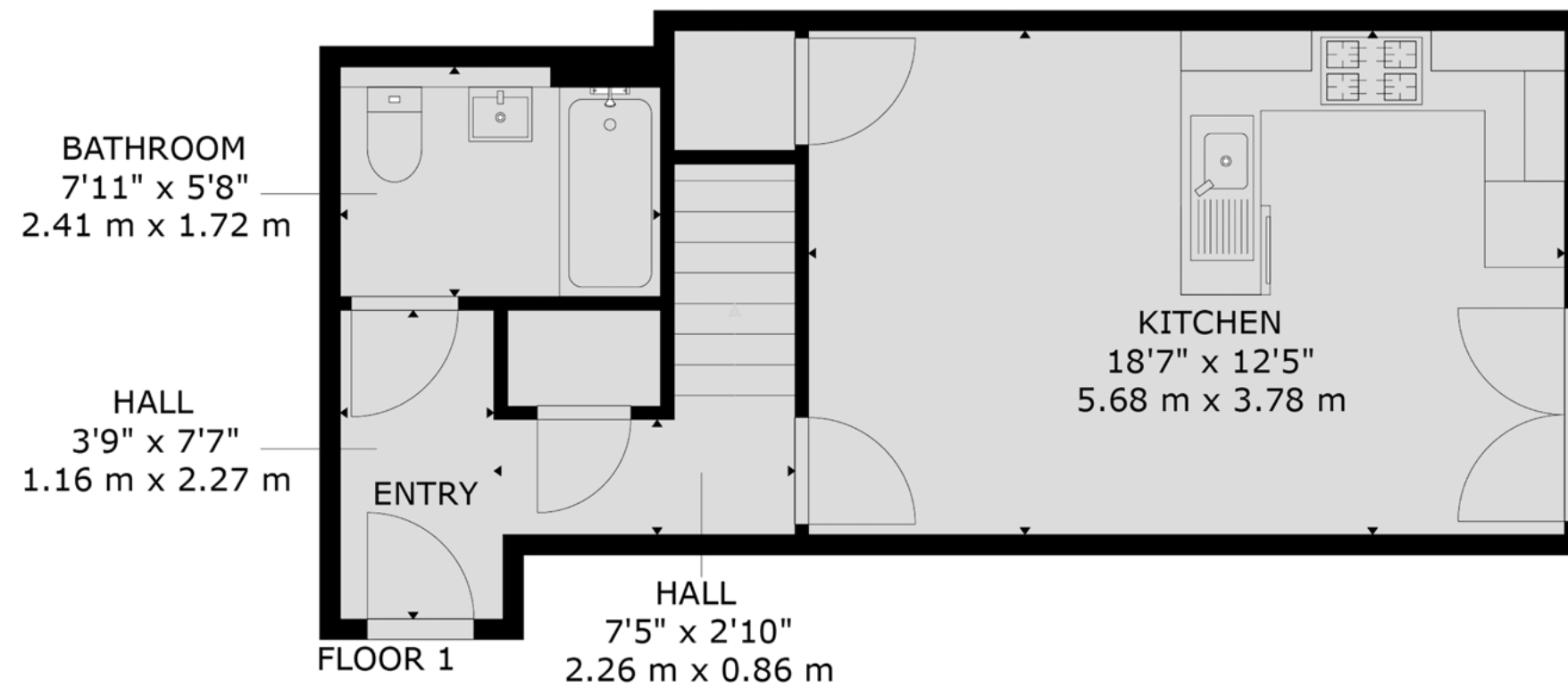
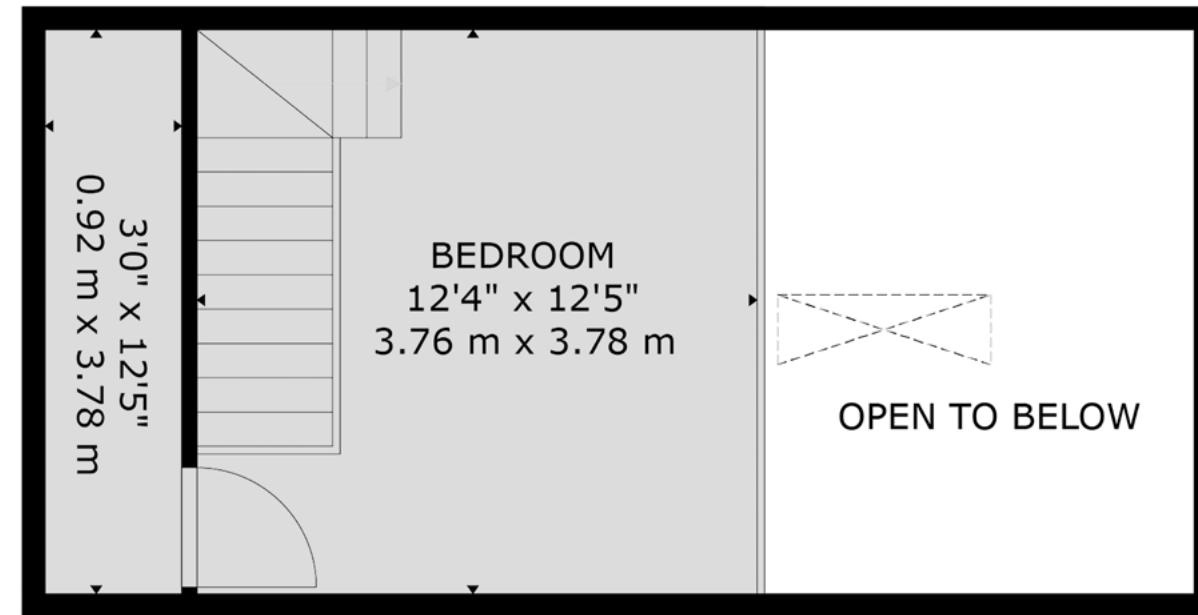
Floorplan

Apartment 15 Granville Works,
46 R L Stevenson Avenue,
Westbourne, BH4 8EG

GROSS INTERNAL AREA

Apartment: 560 sq. ft / 52 m²

Sizes and dimensions are approximate, actual may vary.



Summary

Granville Works is a beautifully designed apartment block recently constructed by a highly regarded local developer and built to an exceptional standard with distinct architectural features.

This new build development offers a selection of fourteen apartments and is a stones throw from the heart of Westbourne which has a large selection of boutique coffee shops and eateries and is very popular for shopping. Award winning Blue Flag beaches are less than a mile away, local and national transport links are also close by.

The development comprises thirteen one bedroom apartments and one two bedroom apartment. Apartments on the ground floor benefit from their own private outside areas with access onto the landscaped communal grounds.

The first floor apartments are split level with striking vaulted ceilings. All these new homes have bright and airy open plan living areas and modern fitted kitchens with integrated appliances as well as fully tiled bathrooms and state of the art air source hot water pumps utilising low-carbon renewable energy. Viewing is highly recommended as new build homes in this area are very rare.

Details

Guide Price:	Prices from £240,000
Tenure:	Leasehold & Share of Freehold
Lease Length:	999 years
Maintenance:	Approx. £1,000 per annum
Ground Rent:	£0* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £x,xxx** Additional Home £xx,xxx** ** based on guide price, correct as at 6.11.24
Local Authority:	BCP Council
Council Tax:	Band TBC 2024/2025 £x,xxx.xxpa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Air source hot water heater, electric heating, water and drainage

Key features

- + **Stunning new build development**
- + **Attractive architectural features**
- + **14 beautiful apartments**
- + **Allocated outdoor areas to ground floor apartments**
- + **Vaulted ceilings to first floor maisonettes**
- + **Fitted kitchens and fully tiled bathrooms**
- + **Air source hot water pumps**
- + **Walking distance to award winning beaches**
- + **Share of freehold and pets accepted on licence**
- + **10 year builders warranty**

Our team



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