

Apt 23, Grand Marine Court

8 Durley Gardens
Bournemouth, Dorset
BH12 5HS



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Offers in Excess of £450,000

Welcome to this bespoke two double bedroom, double en-suite ground floor apartment. Apartment 23 has undergone extensive refurbishment in recent years, whilst still retaining many of the original features.

Summary of Accommodation

Two double bedrooms (2 en-suite)

Perfect lock up & leave holiday home or full time residence

Finished to an extremely high standard

Bespoke fitted kitchen

Stunning character features

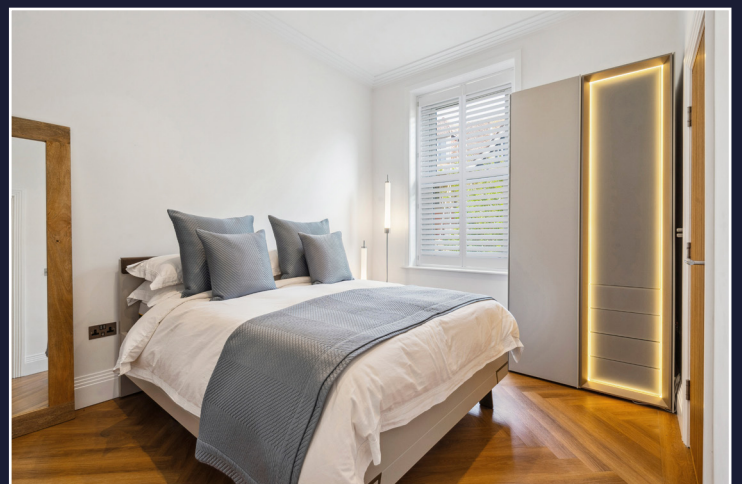
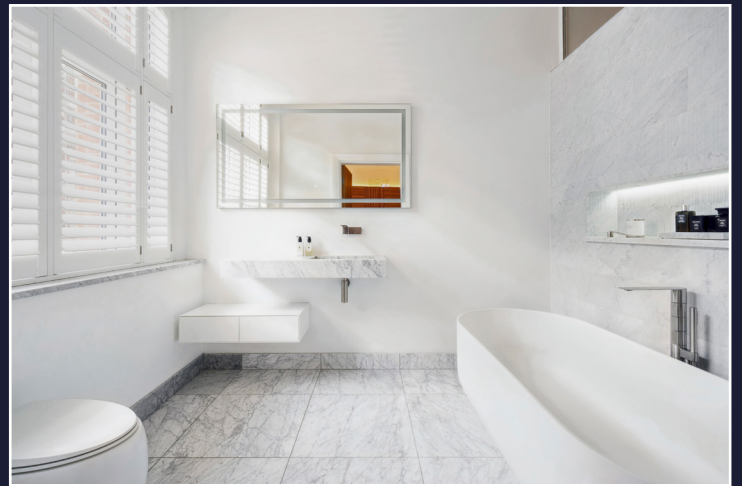
Walking distance to Bournemouth Blue Flag beaches.

Allocated & secure underground parking

Pets allowed

Town centre location

Share of Freehold





Grand Marine Court is an imposing Victorian conversion situated on Bournemouth's highly desirable West Cliff. Originally constructed around 1880 as the 'Bournemouth Hydro' Hotel it was converted to 35 apartments in approximately 1959.

The 35 apartments are spread over 5 floors and are accessed via security controlled entry systems with communal hallways, staircases and passenger lifts. Apartment 23 occupies a prominent position within the development.

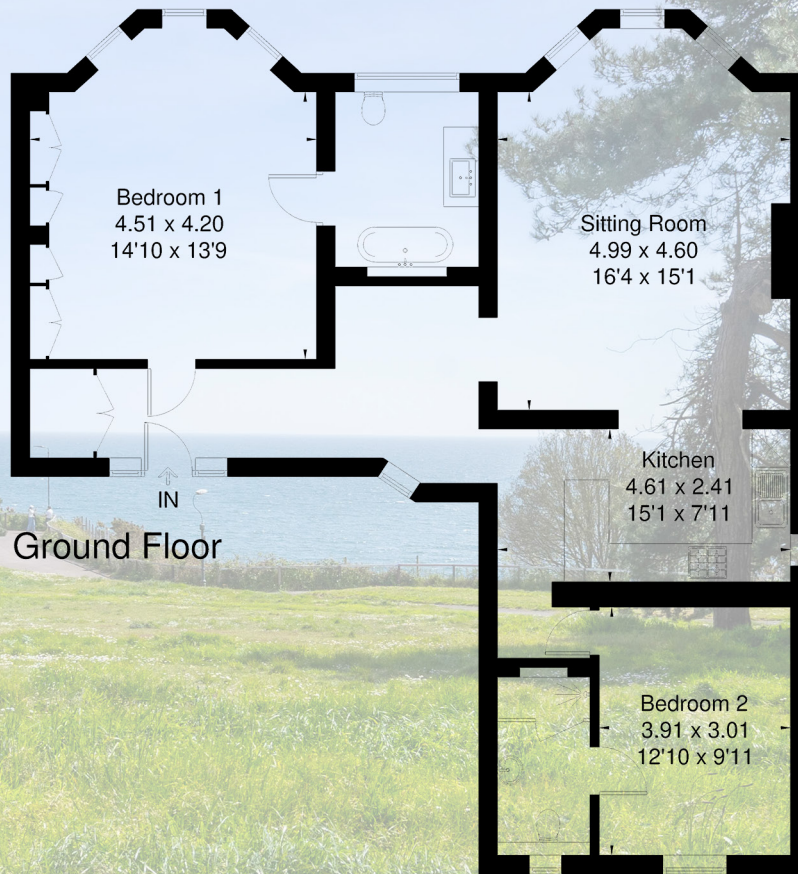
A large L-shaped reception hallway provides access to all principal rooms. The hub of the apartment is the exceptional open plan lounge which extends into the kitchen. The kitchen, bespoke Scandinavian in design, has recently been carefully and comprehensively fitted out and is fully equipped with a range of integral Miele & Siemens appliances. The ceiling has been slightly lowered to give a luxurious feel with mood lighting.

The lounge and dining area is extremely spacious and the chimney breast has been finished with stone cladding which provides a pleasant focal point for the room.

The principal bedroom is served by an en-suite bathroom which is laid mainly to Italian marble. Bedroom two is also a comfortable double with a contemporary shower room.

Outside the development are several first come first serve residents parking spaces along with underground secure parking.

Approximate Floor Area = 103.4 sq m / 1113 sq ft



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 #69860

Lloyds Property Group

PROPERTY NAME

Flat 23 Grand Marine Court

LOCATION

Bournemouth BH2 5HS

APPROXIMATE MEASUREMENTS

Total Area: 103.4 sq m / 1113 sq ft

COUNCIL TAX

Band D BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0)1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3544 - EW

In accordance with section 21 of the Estate Agents act of 1979 LPG wish to declare a personal interest in the sale of this property.

Illustration for identification purposes only, measurements are approximate, not to scale