



£375,000

Flat 2 Earls Court, 9 Gervis Road, Bournemouth, BH1 3ED



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Property Experts

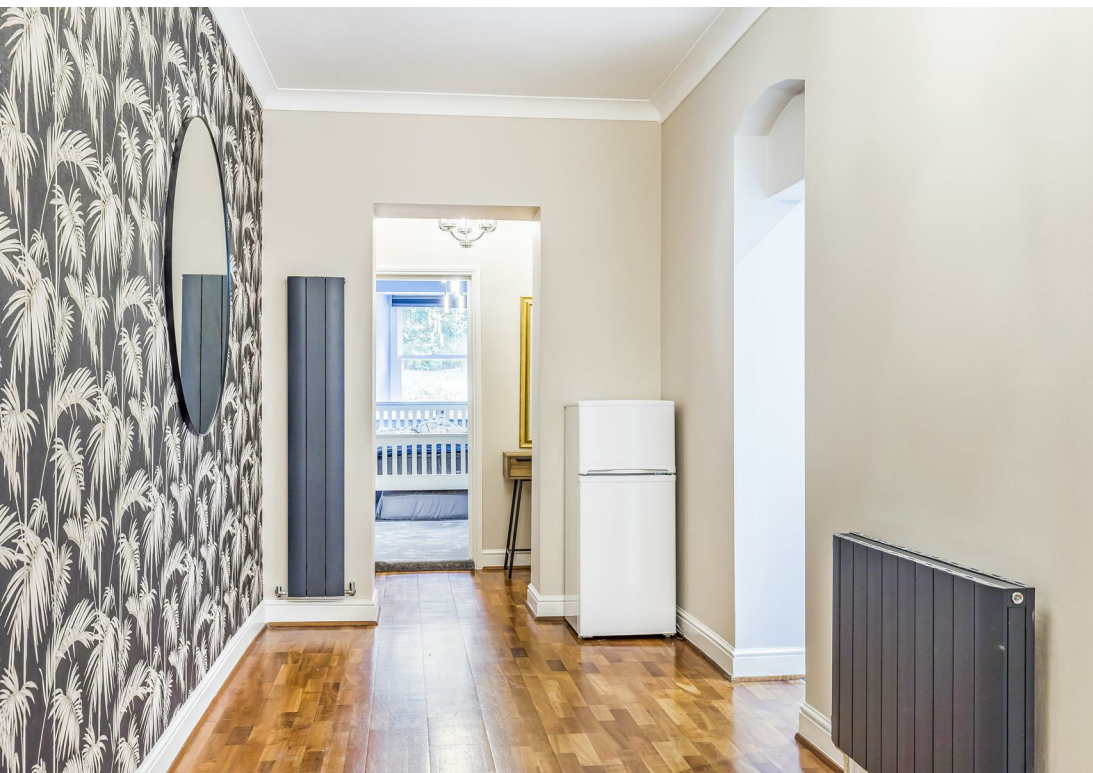












### Property Description

Built in 1864, Earls Court is a fabulous Victorian Gothic listed building which has been well maintained over the years. Steeped in history and formerly a desirable hotel, set within large landscaped grounds.

This lovely apartment has a modern contemporary feel and has been very tastefully modernised throughout. The accommodation comprises of a large entrance hall with floor to ceiling storage, open plan lounge/kitchen/dining area with double opening doors onto the courtyard garden, two double bedrooms, shower room and ensuite bathroom. The main living area has a bright spacious feel, the kitchen has plenty of storage units including useful corner carousel, integrated fridge & freezer, space for washing machine or dishwasher, induction hob, quality quartz stone worksurface areas wrap around to create a large breakfast bar area suitable for high seating. From the lounge area double doors lead to the private courtyard garden from where you can access the beautiful communal grounds. The master bedroom is a good size with a large ensuite bathroom which has an original panel framed window, modern brick style wall tiles and built-in storage. The main shower room has a double shower unit, tiled floor and modern textured wall tiling. Externally this property has the benefit of a private south facing courtyard, a larger than average garage and there is ample visitor parking, the building is approached via electronic gates. The communal grounds are mature and very well maintained comprising of lawned areas, shrub borders and a feature central pond.

The East Cliff is a sought after suburb of Bournemouth, comprising of wide tree lined roads and prestigious apartment blocks. The zig zag cliffside walk from where coastline views can be enjoyed and access to sandy beaches is only 0.3 miles away, Bournemouth town centre is only a mile away and the train station with direct links to London Waterloo is only 0.7 miles away.

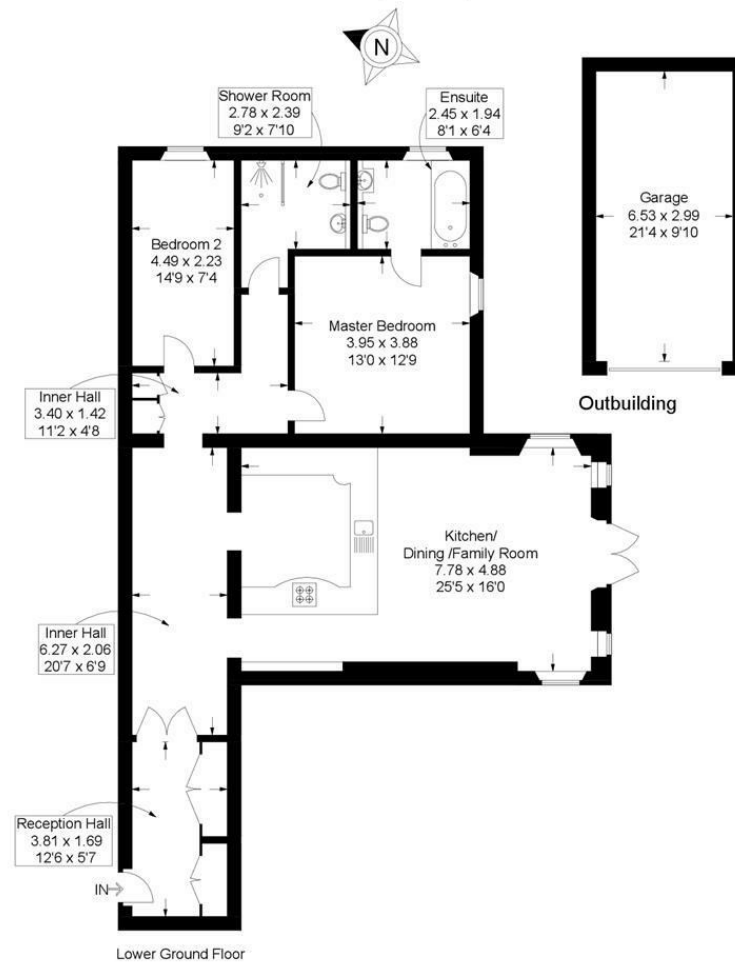
### FEATURES & SPECIFICATIONS

- VICTORIAN GOTHIC BUILDING
- INTEGRATED APPLIANCES
- SOUTH FACING COURTYARD GARDEN
- MATURE COMMUNAL GROUNDS
- SHARE OF FREEHOLD
- SPACIOUS ACCOMMODATION
- GAS CENTRAL HEATING (NEW BOILER IN 2021 WITH 10 YEAR GUARANTEE)
- GARAGE AND VISITOR PARKING
- GATED ENTRANCE
- HIGHLY SOUGHT AFTER LOCATION



# Earls Court, Gervis Road, Bournemouth


Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft  
 Outbuilding = 19.3 sq m / 208 sq ft  
 Total = 126.7 sq m / 1364 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(00-00) F			
(00-00) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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