



ESTATE AGENTS

... the key to a successful move



Grosvenor Gardens, Bournemouth, Dorset, BH1 4HH

**Offers in excess
of £200,000**

- * GROUND FLOOR FLAT
- * SOUGHT AFTER LOCATION
- * TWO DOUBLE BEDROOMS
- * PRIVATE ENTRANCE
- * GARDEN

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A two ground floor apartment with private garden in a block of just three flats, has its own private access, is located in a convenient location close to Boscombe Town Centre and has easy access to the sea front. Boscombe is an extremely popular suburb of Bournemouth which is located to the south east neighbouring both Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains. The accommodation briefly comprises: Lounge/diner, kitchen, bathroom and two bedrooms, outside is an enclosed private garden area is accessed from french doors in the lounge

GROUND FLOOR

LOUNGE 13'9" x 10'5" (4.20m x 3.20m)

Coving to the ceiling, radiator, ceiling light point, wooden flooring, uPVC double glazed french doors



KITCHEN 11'11" x 9'11" (3.65m x 3.04m)

Fitted with a range of wall and base units with co-ordinating worktops, built electric hob and eye level oven, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light points, radiator, ceramic tiled floor, part wall tiled, two uPVC double glazed windows.



BEDROOM ONE 12'1" x 8'10" (3.7m x 2.7m)

Ceiling light point, radiator, uPVC double glazed window

BEDROOM TWO 11'3" x 7'1" (3.45m x 2.17m)

Ceiling light point, radiator, uPVC double glazed window

BATHROOM 7'4" x 5'10" (2.25m x 1.8m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, wash hand basin with storage unit below, low level w.c. Ceiling light point, radiator, part wall tiled, ceramic tiled floor.



OUTSIDE

Enclosed rear garden with grassed and seating areas



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Share of the Freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


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In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

Energy Efficiency Rating

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

GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.

GARDEN
145 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA - 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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