



Gracie Court, Bournemouth, Dorset

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Asking Price £200,000

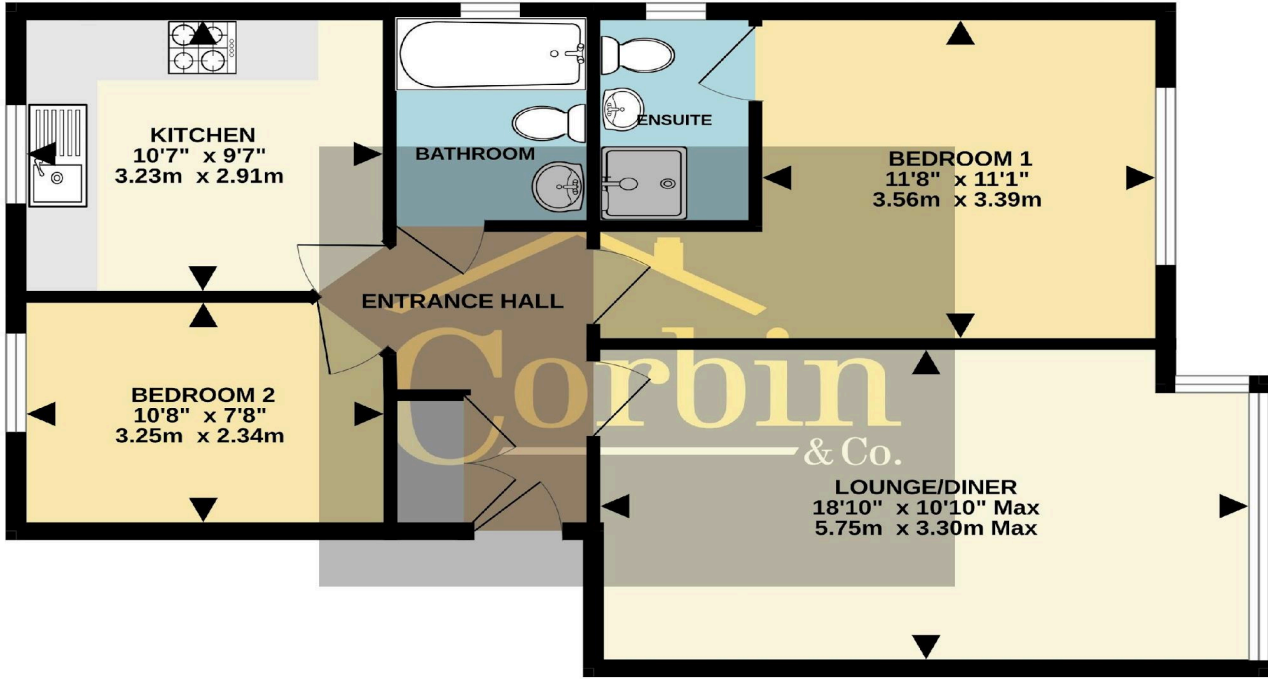


Introducing an exquisite opportunity to own a purpose-built ground floor apartment located in the sought-after Gracie Court, nestled on Wimborne Road in the thriving town of Bournemouth, Dorset. Boasting exceptional features, this property presents an ideal canvas for potential homeowners to make their mark. Step into this delightful apartment through its welcoming entrance, seamlessly designed to create a warm and inviting atmosphere. Recently redecorated, its interiors await the personal touch of new flooring throughout, allowing you to tailor this space to your taste and preferences. The discerning eye will be drawn to the bright and airy lounge/diner, bathed in an abundance of natural light cascading through the generously proportioned, southerly aspect window. This captivating feature transforms the room into a vibrant haven, perfect for unwinding or entertaining guests. The kitchen breakfast room provides a picturesque view of the rear aspect. Equipped with matching wall and base units, complimented by complimenting work surfaces, it offers a convenient culinary space. The integrated four-ring gas hob with a cooker hood sets the stage for culinary mastery, while ample room is provided for an integrated cooker, washing machine, and an upright fridge/freezer to cater to all your home essentials. This superb property further boasts two well-appointed bedrooms, ensuring peaceful nights and tranquil mornings. The main bedroom, a generously sized double room, overlooks the captivating front aspect, where natural light dances through the window, creating an inviting ambiance. Additionally, it features an en suite shower room, seamlessly combining functionality and comfort. Furthermore, a second bedroom awaits, flaunting generous proportions and offering a relaxing vista of the delightful rear aspect. Completing this remarkable apartment is a tastefully designed family bathroom, where you can unwind and rejuvenate after a long day, ensuring utmost comfort and convenience for you and your loved ones. Situated within a charming community, this development prides itself on well-presented communal gardens with manicured lawns, tasteful flower beds, and charming shrub borders. Accompanying this delightful home is allocated parking and additional visitors parking, ensuring utmost convenience for both residents and their guests. Convenience lies just moments away, with a myriad of amenities within easy reach. Within walking distance, you can find an array of local shops, a Tesco Express, various bus routes, a public house, and picturesque riverside walks along the Stour. For additional leisure, the vibrant Bournemouth and Poole Town centers await just a short car journey away, offering a flourish of shopping, dining, and entertainment options. Here lies the perfect opportunity to secure your dream home. Don't miss this chance to experience the epitome of modern living, enriched by unparalleled convenience and surroundings. Join us for a viewing and discover the true potential awaiting you at Gracie Court, Wimborne Road, Bournemouth. Act now and make this dream a reality. Please note: Although recently redecorated, the property requires new flooring to complete its transformation. Call us on 01202 519761 to book an appointment.





GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

🕒 OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

☎️ 01202 519761

🏠 Corbin & Co , 1567-1569 Wimborne Road, Bournemouth, Dorset, BH10 7BB

✉️ sales@corbinandco.com

