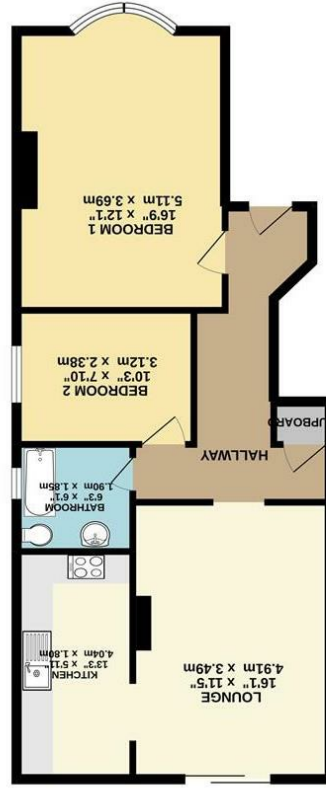


Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural contract, all measurements are approximate. Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

When every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other features are approximate and should be used as such for any prospective purchaser. The purchaser, tenant and agent shall be deemed to have accepted the measurements as shown on this floor plan and shall be bound by the same. Made with AutoCAD 2022



GROUND FLOOR  
700 sq. ft. (65.0 sq.m.) approx.

FLOOR PLAN



7 Grosvenor Gardens  
Bournemouth, BH1 4HH, £230,000

## MAIN FEATURES

- Two Bedroom Ground Floor Apartment
- South-Facing Private Garden
- Recently Refurbished Throughout
- Gas Central Heating & Double Glazing
- Convenient Location
- No Forward Chain
- Pets Permitted
- Share Of Freehold

## About This Property

A superb two bedroom ground floor garden apartment that has been recently refurbished throughout. Situated in a convenient location close to Boscombe Town Centre and within easy reach of the sea front. Just one of three properties in the block, with low outgoings and a share of the freehold.

Finished to a high standard throughout a real feature is the patio doors that lead from the living area to the south-facing rear garden. The garden is part lawned with a large decking area, ideal for bbq's and outdoor living in the summer months.

A newly fitted kitchen adjoins the lounge benefits from a newly fitted oven & hob as well as space for additional appliances. The property benefits from two well-proportioned bedrooms. The master is notably spacious with a large character bay window to the front. The bedrooms are served by the fully tiled shower room with modern fixtures & fittings.

Offered with no forward chain, we believe this property would make a great first-time-buy or buy-to-let investment. Sure to be popular early viewing is advised. Call Lovett Estate Agents to schedule your viewing appointment.



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## Area

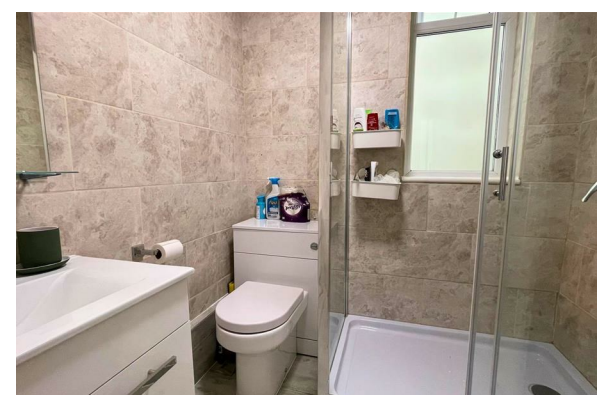
Boscombe is a popular suburb of Bournemouth situated to the south-east of the conurbation between Bournemouth town centre and Southbourne. Locally there are a number of great shopping facilities varying from well-established independent stores to the popular chains.

Having undergone extensive investment the area boasts award-winning blue flag beaches, pier, promenade with sea amenities, chine gardens and popular bars/bistros selling local produce.

There are mainline rail links at Pokesdown and Bournemouth train stations which provides direct access to Southampton, Southampton Airport and London Waterloo. Bournemouth Airport offers International Flights to Europe and nearby Port of Poole offers ferry services to France and The Channel Islands.

## Tenure

- Share Of Freehold
- Lease Length: 999 Years Remaining
- Ground Rent: £0
- Maintenance: As & When Split 3 Ways [3 Flats]
- Pet Friendly - Dogs Permitted
- Potential Rental Income: £1100pcm
- Council Tax: Band: TBC



**£230,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

