



£310,000

6 Ebury Court 5 Grosvenor Road, Bournemouth, BH4 8BQ



SAXE COBURG™

Property Experts







Nestled in the charming area of Westbourne, Bournemouth, this delightful top-floor flat at 5 Grosvenor Road offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. There is a well-appointed family shower room, featuring a separate WC for added convenience. The flat boasts a sunny balcony, an excellent spot to enjoy your morning coffee or unwind in the evening sun.

One of the standout features of this property is the share of freehold, providing you with a sense of ownership and stability. Additionally, the flat comes with parking for one vehicle, a valuable asset in this desirable location. Being at the end of the chain, this property is ready for you to move in without delay.

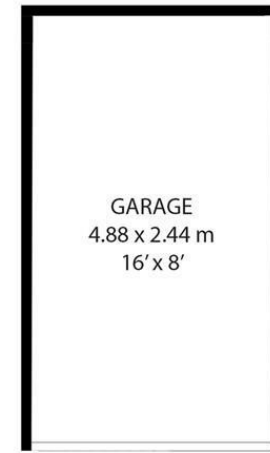
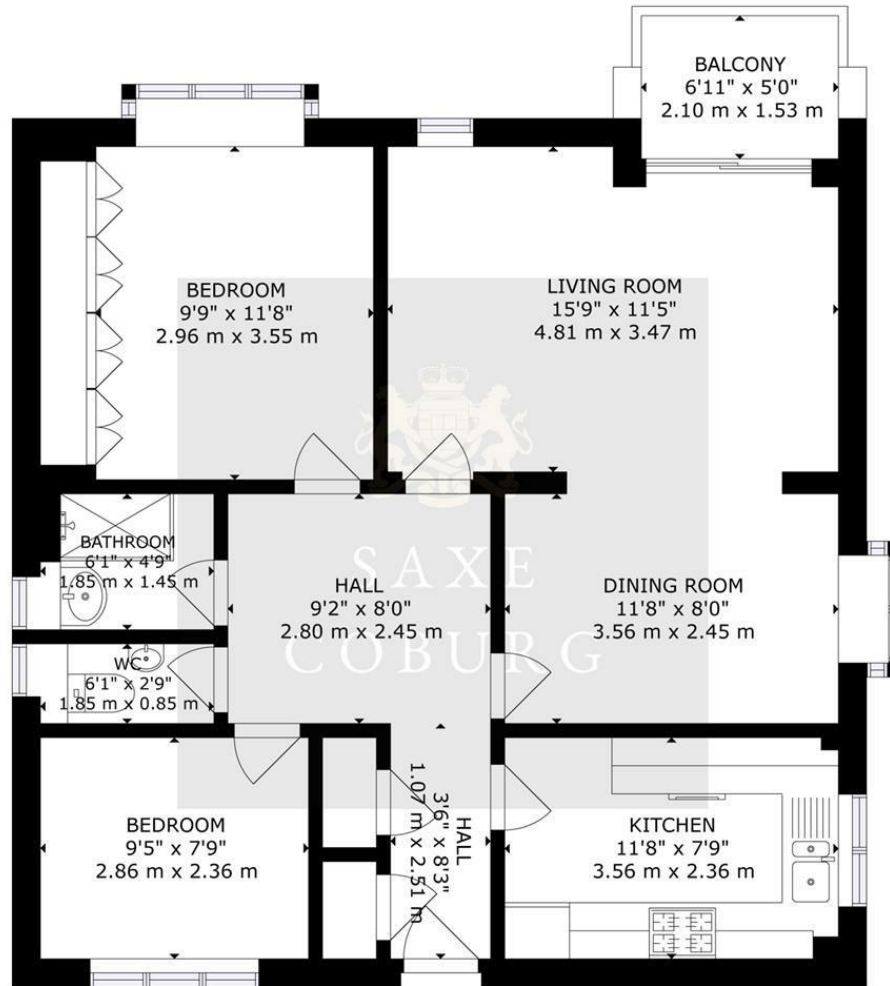
Situated in Westbourne, you will find yourself surrounded by a vibrant community with an array of shops, cafes, and parks nearby. The beautiful Bournemouth coastline is just a short distance away, offering stunning beaches and scenic walks.



This flat presents a wonderful opportunity for those looking to embrace a relaxed lifestyle in a sought-after area. Do not miss the chance to make this charming property your new home.

FEATURES & SPECIFICATIONS

- Two spacious double bedrooms
- Top floor flat with views
- Share of freehold
- End of chain property
- Family bathroom and WC
- Bright and sunny balcony
- Located in Westbourne, Bournemouth
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended



GROSS INTERNAL AREA
 EXCLUDED AREAS: BALCONY: 34 sq.ft, 3 m²
 TOTAL: 782 sq.ft, 73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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			
		67	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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