



Ashmore House, 2 Grosvenor Road, Westbourne BH4 8BL
£1,300 Per Calendar Month

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Almost 800 sq. ft. two double bedroom ground floor apartment in great condition.
Quiet location but close to the cliff top with a south facing patio and garage.

This is a super location, walking distance to Westbourne village and the other way towards the beach. Turning into the entrance of Ashmore House, there are a number of visitors parking spaces to your left and further down are the resident's garages. The communal gardens are well kept.

Walking into this quiet block of only 12 apartments, you can see that the communal areas are well looked after. The apartment benefits from two large storage cupboards in the hall as well as fitted wardrobes in Bedroom 1. As well as a good size modern shower room with walk-in shower, sink and loo there is a separate WC. The kitchen is lovely and modern with plenty of cupboards. The apartment in general is nice and airy and the 250 sq. ft. living room leads on a south facing patio.

The property is available from 23rd March on an unfurnished basis.

KEY FEATURES

- Lovely location
- Great size 2 double bedroom apartment
 - Almost 20ft long living room
 - South facing patio
 - Modern kitchen
 - Shower room and separate loo
- Two storage cupboards in hall and fitted wardrobe in Bedroom 1
 - Garage and visitor parking
- Gas central heating and double glazed windows
- Available from 23rd March on an unfurnished basis





Entrance to the Block

Tarmacked drive with number of visitors parking spaces as well as lots of on street parking available.

Garage

Single garage allocated to each apartment. Power and light.
Outside water tap

Entrance Hall

With entry phone system and heating control panel. Two good size storage cupboards.







Living Room

Good size and airy living room with large double glazed window to the side aspect and at the front here is a large double glazed window from the floor to ceiling and a double glazed patio door that leads on to south facing patio. Carpeted floor, two wall mounted radiators.

Kitchen

Good size kitchen with double glazed window, tile effect flooring. Plenty of white gloss lower and upper kitchen cupboards, built in oven, 4 ring gas hob with extractor hood above. Wall mounted radiator.



Bedroom 1

Main bedroom with carpeted floor, double glazed window, wall mounted radiator. Two built in wardrobes.

Bedroom 2

Good size double bedroom with carpeted floor, double glazed window, wall mounted radiator.



Shower Room

Fully tiled shower room from floor to ceiling with walk-in shower, vanity unit with sink, loo and heated towel rail.

WC

Separate WC with loo and sink.





ADDITIONAL INFORMATION

Annual Council Tax: Band D - £2,254.94 payable 2025/6

Energy Performance Certificate (EPC) Rating: TBC

Connectivity: Virgin available

Rent: £1,300 per calendar month

Deposit: £1,500 held with the DPS

Availability: From 23rd March, upon completion of satisfactory references

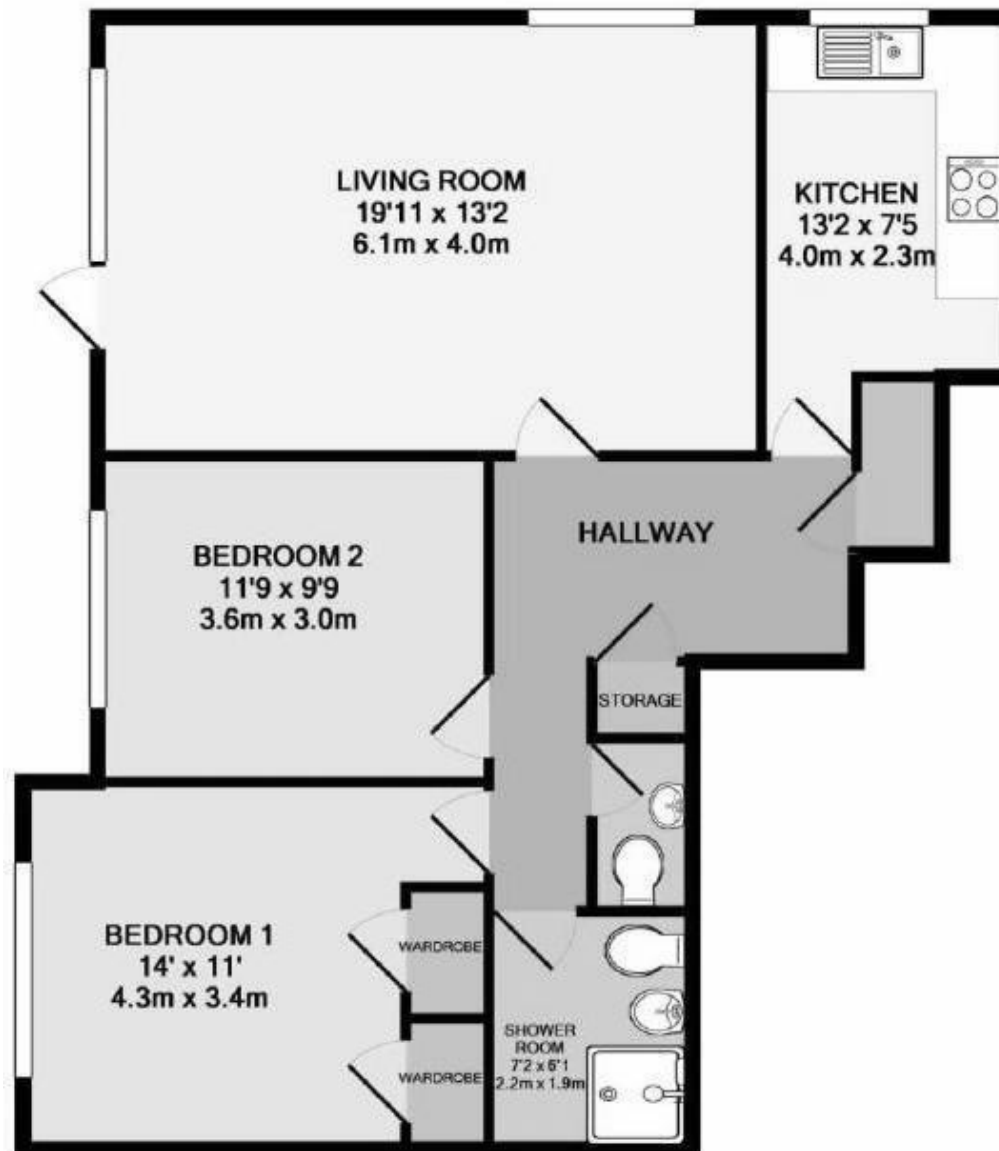
Parking: Garage plus visitor parking

Furnishing: Unfurnished

Pets: Sorry no pets permitted under terms of the lease

Viewings: Typically with 24 hours notice

FLOORPLAN



TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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AREA DESCRIPTION

This is just a brilliant location, set back from the main West Cliff Road but close to the cliff top and no more than 10 minutes walk to the beach itself. And with its own garage plus visitor parking it really is a premier location. Of course you'll want to see the air show from the beach or cliff top but if you're feeling lazy, you'll catch a lot of it just sitting on your patio.

Yes there's a private garage and visitor parking but will you ever need a car? A bus stop is close at hand on West Cliff Road. From Poole Road there are buses every few minutes to Bournemouth and Poole. You can walk to Bournemouth town centre, to Westbourne, to Branksome Railway station (2 hours to London, direct route to Manchester) and to the Redlands Retail Park.

In a car you are within a mile of the Wessex Way and at least dual carriageway to the New Forest and the UK motorway network. Plus the newly refurbished Bournemouth International Airport is one of the fastest growing in the UK. And from Poole there are ferries to the Channel Islands and France. For shopping, there is M&S Food in Westbourne. Just beyond that is Tesco and Lidl with a new Aldi soon to open at Redlands Retail Park, which has major stores such as John Lewis Home, Next Home, Home Bargains and Home Sense. For fashion shopping the closeby top end of Bournemouth has Zara and Primark or catch a bus to the famous Castlepoint Shopping Centre for the likes of M&S, Asda, Sainsbury, Next and TK Maxx.

Sport is brilliantly catered for, with tennis within walking distance in the Bournemouth Gardens. Again walk to the cliff top to the Argyll Gardens Bowling Club. The area is rich in golf courses. Public courses in Bournemouth are at Meyrick Park and Queens Park or Parkstone Golf Club is in the top 100 courses in the UK. The popular Hallmark Health Club is within walking distance or Everlast is at Redlands Retail Park. You can walk along the beach or the prom all the way to the famous Sandbanks beaches, on the edge of Poole Harbour, the second largest natural harbour in the world and a haven to boats of all sizes, as well as being a UK hub for windsurfing and kitesurfing. From Sandbanks, you can catch the chain ferry to the Purbeck Hills. There is a large cycling community and Dorset's Jurassic coast is a destination for walkers.

Eating out? Where do you start to describe? Westbourne is full of an eclectic mix of eateries and coffee shops, as is Bournemouth. The local Daily Echo ran a recent article 'Why Westbourne is foodie heaven'. Locally Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Duck, Indi's, Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub - The Porterhouse. And in Bournemouth there are the entertainment centres at the Pavilion Theatre, Bournemouth International Centre, cinemas and of course the famous nightlife. Work? Maybe you are at LV or Vitality or Nationwide. In which case you can walk to work. The area has become a significant employer in the South of England. As well as the companies just mentioned, the headquarters of JP Morgan, RNLI, Sunseeker Marine and Merlin Entertainments are all based locally.

Ashmore House is a perfect place to live.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC

Viewing by Appointment Through the Vendor's Agent

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