



Flat 26, Grand Marine Court Durley Gardens, £475,000

- Clifftop Location with Superb Sea Views
- Two Double Bedrooms
- Gas Central Heating
- Spacious Character Apartment
- Two En-Suites plus Cloakroom
- No Forward Chain
- Close to Bournemouth Town Centre
- Large Kitchen/Breakfast Room
- Share Of Freehold

Grand Marine Court Durley Gardens, Bournemouth BH2 5HS

A superb two double bedroom, two bathroom raised ground floor apartment offering fantastic sea and surrounding views. Located in a Victorian building the apartments were converted in the 1950's and have retained some of the character features including high ceilings and bay windows. With its clifftop location and a short walk into Bournemouth Town Centre the apartment is ideal as a full time or holiday home. The property really needs to be viewed to be appreciated and is offered with no forward chain.



Council Tax Band: D



Area

Living in Bournemouth offers a lifestyle that blends coastal relaxation with the conveniences of a lively town. The town is best known for its long sandy beaches and mild climate, making it one of the UK's most popular seaside destinations. Residents benefit from easy access to outdoor activities like walking along the cliffs, water sports, and spending time in green spaces such as Bournemouth Gardens, which run through the town centre. Bournemouth has a vibrant but manageable urban feel. The town centre offers a mix of high-street shops, independent stores, restaurants, and nightlife, particularly around areas like Bournemouth Pier. It also has a growing cultural scene, with venues such as the Bournemouth International Centre hosting concerts, conferences, and events. Easily accessible transport links give access to train stations and to Bournemouth Airport.

Description

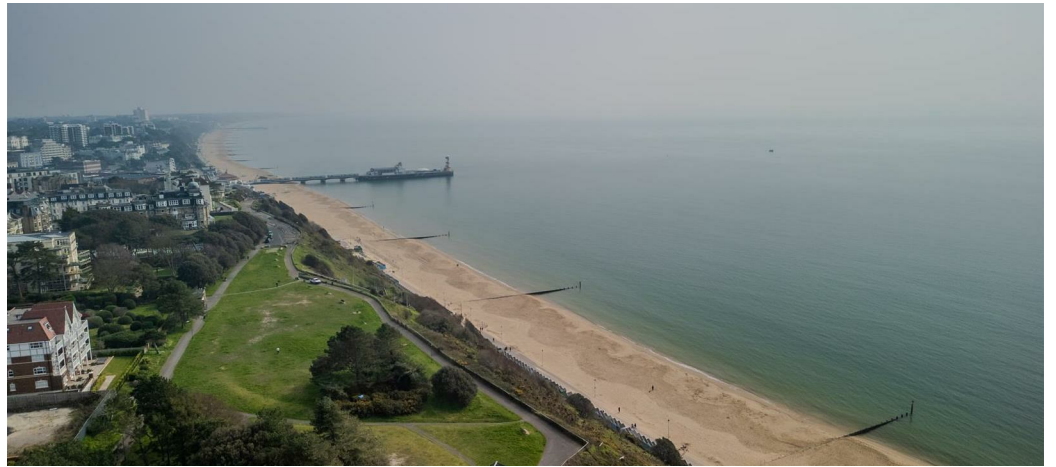
Accommodation Comprises, Security entry system with doors through a communal entrance with many of the original features giving a feel of its impressive history dating back to the 1870's. Revolving doors, high ceiling and stained glass windows are a few of the character features that welcome you as you go through to apartment on the raised ground floor. Front door to ENTRANCE HALL, built in storage/cloak cupboard, access via archways open to LOUNGE/DINER, an impressive open plan spacious room with high ceilings with ample space for living and eating, the dining area has a large picture with superb sea and gardens views, open plan to KITCHEN/BREAKFAST ROOM, a very light and airy room with

two large South Facing picture windows with superb sea and cliff top views, range of work surfaces with eye and low level storage cupboards and drawers, built in electric oven and hob with extractor hood oven, integrated washing machine, dishwasher, fridge/freezer, matching breakfast bar, or space for a larger table, high ceilings, spotlights
BEDROOM ONE, high ceilings, window to side, door through to EN SUITE, white suite with paneled bath, shower over with glazed screen, low level w.c, vanity wash hand basin, window to side, part tiled, tiled floor, heated towel rail.
BEDROOM TWO, bay window to side aspect, high ceilings door to EN SUITE, corner shower cubicle, wash hand basin, low level w.c, heated towel rail, medicine cabinet, fully tiled, tiled floor.
CLOAKROOM, off the Entrance Hall, low level w.c was hand basin, heated towel rail, tiled floor.
OUTSIDE, Grand Marine Court has well tended communal grounds offering panoramic sea views.
There is residents PARKING available on a first come, first served basis strictly via permit.
There is further underground car park for residents. It is only for owners who reside in the flats. Currently there is a waiting list but spaces do become available.

Tenure

Tenure - Share of Freehold
The lease term is 972 years
The Service Charge is £3,800 per annum. This includes general upkeep of the block, building insurance and provision of hot and cold water.



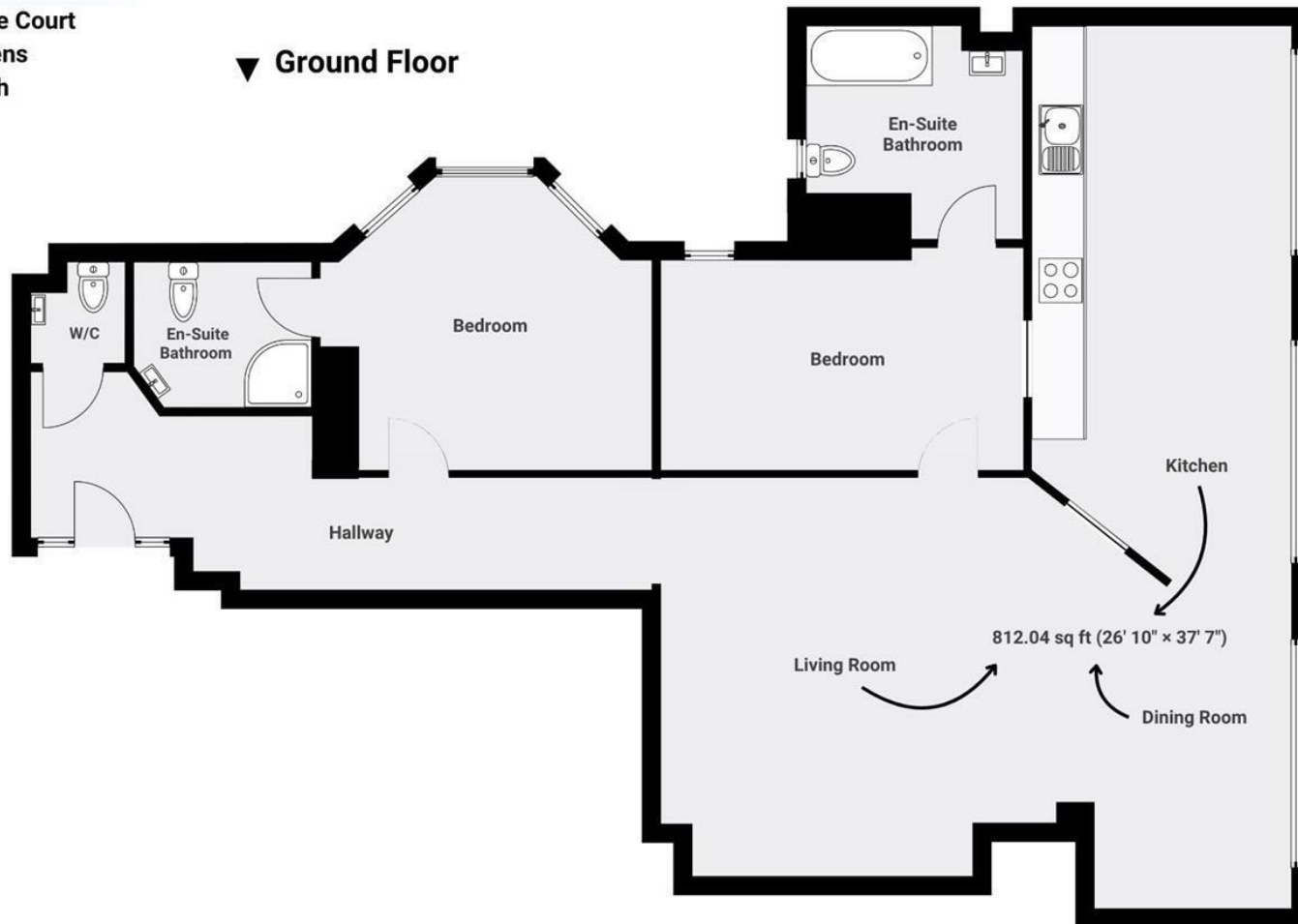




Grand Marine Court
Durley Gardens
Bournemouth
BH2

DETAILS

Total area:
1,313 sq ft
121.98 sq m



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS