





Apartment - Studio (EPC Rating:)

FLAT 7 GROSVENOR COURT 22 GROVE ROAD, BOURNEMOUTH, DORSET, BH1 3DB

Offers In Excess Of

£250,000

FEATURES

- Top floor apartment with private south-facing balcony
- Sea glimpses and coastal views
- Two generously sized double bedrooms
- Family bathroom and en-suite to master
- Share of Freehold
- Private secure garage

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2 Bedroom Apartment - Studio located in Bournemouth

Guide Price £240,000 - £290,000

Key Features

- Top floor apartment with private south-facing balcony
- Sea glimpses and coastal views
- Two generously sized double bedrooms
- Family bathroom and en-suite to master
- Share of Freehold
- Private secure garage
- Moments from the cliff top and award-winning beaches

Property Description

Whites Estates are thrilled to present this rarely available, top floor apartment in the sought-after Grosvenor Court, ideally positioned on Bournemouth's prestigious East Cliff.

This well-maintained, purpose-built development sits along the tree-lined Grove Road, just a short stroll from the cliff top paths leading down to Bournemouth's renowned sandy beaches and scenic promenade. The location offers the perfect blend of tranquillity and accessibility.

The property is accessed via a smart communal hallway with both stairs and lift access to the top floor. Once inside, you're welcomed by a spacious entrance hall offering excellent storage options and a real sense of space. The large living/dining room opens out onto a private south-facing balcony, perfect for soaking up the sun while enjoying partial sea views.

The apartment features two well-proportioned double bedrooms, both with built-in storage. The master bedroom boasts a stylish en-suite, while the second bedroom is serviced by a modern family bathroom. The kitchen offers a practical layout with a range of fitted units, an integrated oven and hob, and space for additional appliances.

Additional benefits include gas central heating, double glazing, and a Share of Freehold.

Outside

- Garage: Located at the rear of the block, with a secure 'up-and-over' door.
- Communal Gardens: Well-maintained lawned areas to the front of the property.
- Driveway: Side access leads to garages and main entrance.

Tenure & Charges

- Tenure: Leasehold with a Share of Freehold
- Ground Rent: Peppercorn

- Service Charges: £2400
- EPC Rating: To be confirmed
- Council Tax Band: E

Prospective purchasers will be required to provide identification documentation at a later stage. Your cooperation in this matter will help prevent any delays in finalising the sale.

These particulars do not form part of, or constitute, an offer or contract.

The measurements provided are for guidance purposes only and may not be entirely accurate.

Prospective buyers are advised to verify the measurements before incurring any expenses.

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

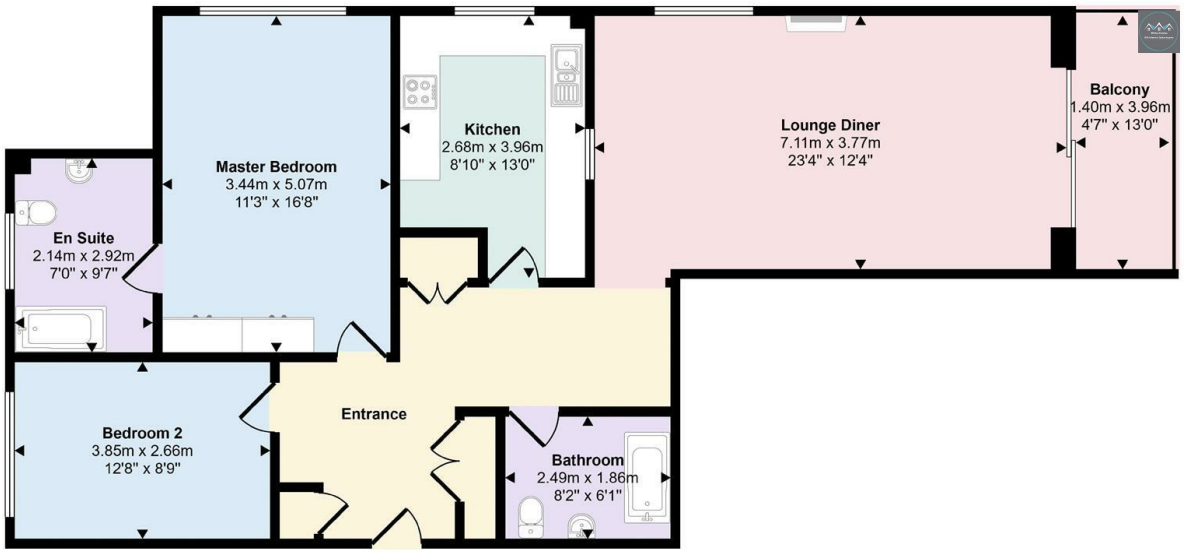








Approx Gross Internal Area
95 sq m / 1025 sq ft



Floorplan

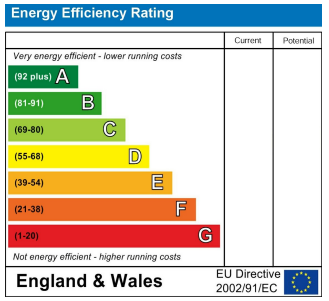
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.