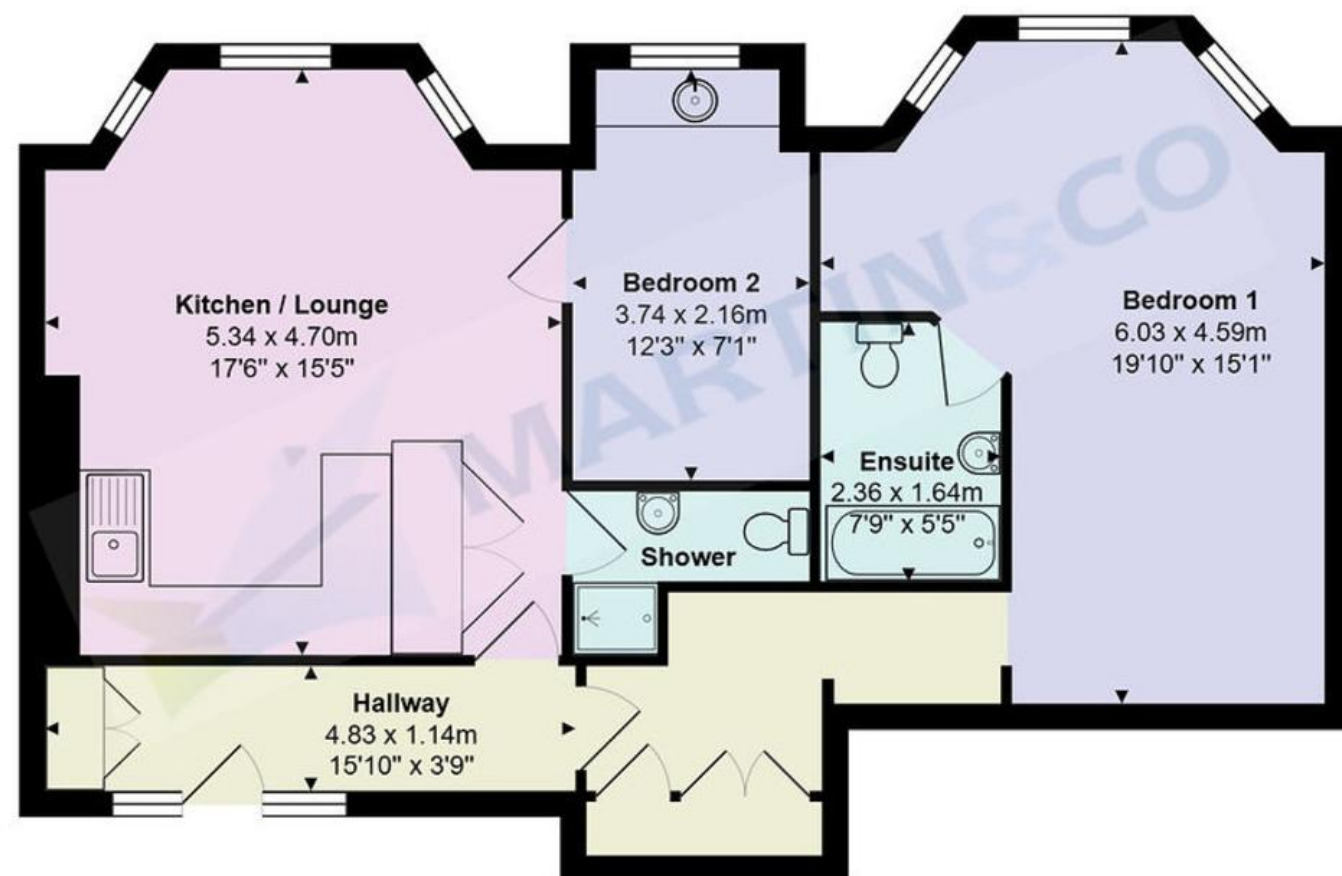




## Property Location Westcliff



Total Area: 71.4 m<sup>2</sup> ... 768 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Durley Gardens

Asking Price Of £220,000

**Martin & Co Bournemouth**  
• 192 Seabourne Road • Bournemouth • BH5 2JB  
T: 01202559922 • E: bournemouth@martinco.com

**01202559922**

<http://www.bournemouth.martinco.com>





963 Year Lease

No Forward Chain

Off Road Parking

Two Bedrooms

No Forward Chain

Three Piece Bathroom

Close Durley Chine

Great First Time Buy

Potential Yield of 7.5%

Double Glazing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	40 E	
21-38	F		
1-20	G		



## Why you'll like it

A two double bedroom basement flat in a character Edwardian Building just 60 seconds from award winning sandy beaches. The property would make an ideal investment or first time buy and offers spacious accommodation via the communal hallway, two bedrooms, open plan kitchen, lounge/dining room, modern fitted shower room, three piece en-suite to the master bedroom, double glazing and no forward chain.

The building still boasts many of its original features in the communal areas and apartments. From the original revolving doors, original staircases and stained glass windows it is evident that an extensive effort has been made to retain the historic building.

The location of the property is a huge benefit, at the end of Durley Gardens just yards from the clifftop and Bournemouth's famous blue flag beaches. The promenade has a popular restaurant/bar. The town centre is also nearby offering a wide selection of shops, bars, restaurants and attractions. This particular apartment is on the ground floor and fronts directly onto the clifftop with sea views from the patio.

Please note the parking is on a first come first served basis to side of the building. There are secure underground parking space available to rent.

Grand Marine Court was built in the late 1800's and was originally The Bournemouth Hydropathic Establishment in 1880. In 1933 the name changed to the Bournemouth Hydro Hotel and during WW2 the hotel was requisitioned by the Home Office. In 1946 the name changed to what it known as today and during the 1950's planning permission was granted to convert the building into apartments.

Situated on the Cliff Top, Next to Bournemouth's award winning Sandy Beaches, with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre (0.5 miles) with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth (1.7 miles) which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations

Agent's Notes:

Tenure: Leasehold

Remaining: 963 years

Annual ground rent: Nil

Annual service; 2680.72

Council Tax Band: C

EPC: E

Pets: Permitted

Holiday Lets: Not Permitted

All mains connected

