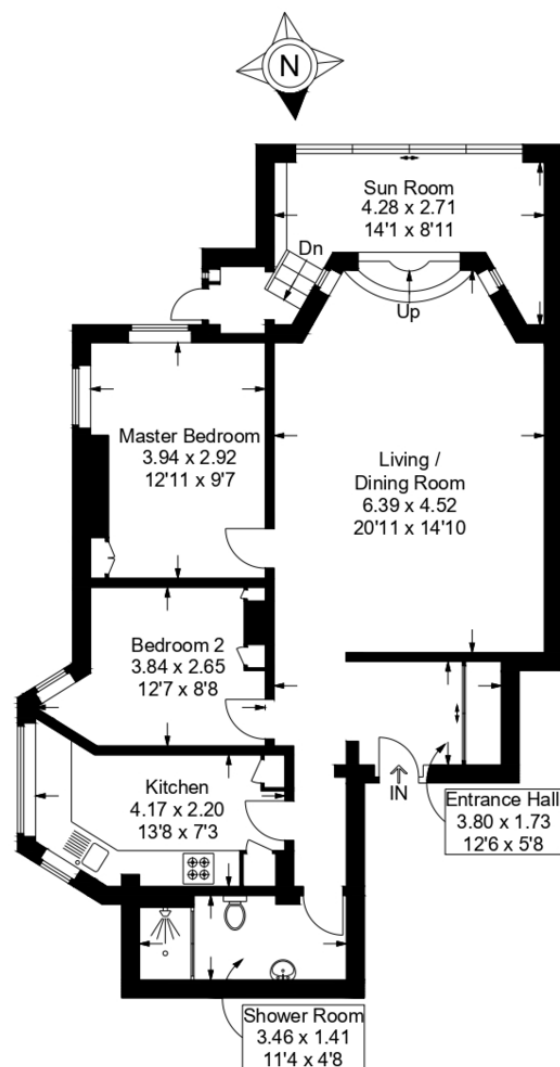




Property Location Westcliffe, Durley Gardens

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft



Ground Floor



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, Bournemouth

Asking Price Of £399,950

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

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**

MARTIN&CO

- Sea Views from Patio
- Sought After Location
- Direct Access to Clifftop
- Two Double Bedrooms
- Separate Kitchen
- Modern Shower Room
- Underground Parking
- Available for Rental
- Share of Freehold
- Character Features
- 964 Years on Lease
- Chain Free



Why you'll like it

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. You can access the property from the communal hallway, or from the patio into sun room. The accommodation comprises of two double bedrooms, a lounge/diner with high ceilings, a modern shower room and kitchen and a sun room which opens directly on the patio which overlooks the clifftop and the sea, benefiting from sun all day long. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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 NOTES:
 Share Of Freehold
 964 Year Underlying Lease
 Service/Maintenance Charge: £2,800pa
 Council Tax Band: C
 EPC: D
 Pets: Permitted
 Holiday Lets: Not Permitted

