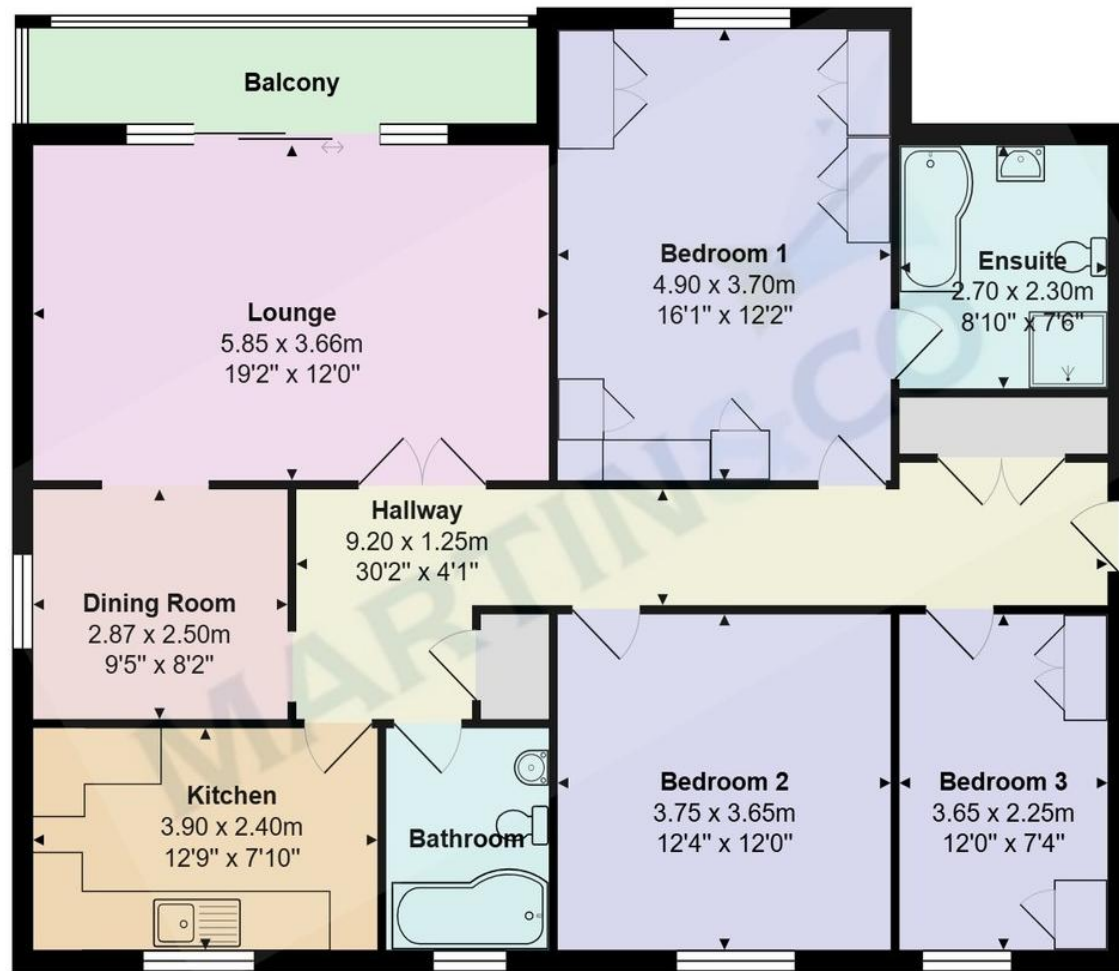


Property Location

Grove Road is one of Bournemouth's most sought-after coastal addresses, nestled within the prestigious East Cliff area. Running alongside the seafront, this desirable location offers an exceptional lifestyle, combining elegant apartment buildings, tree-lined surroundings and easy access to Bournemouth's town centre. Its prime position makes it a popular choice for professionals, retirees and those seeking a coastal second home.



Total Area: 111.2 m² ... 1196 ft² (excluding balcony)

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.



Grove Road, Bournemouth

Asking Price Of £395,000

Martin & Co Bournemouth

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

01202559922

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





Key features:

- Share Of Freehold
- No Forward Chain
- Enclosed Balcony
- Panoramic Sea Views
- 5th Floor Apartment
- Three Bedroom
- 111 sqm Floor Space
- Family Bathroom
- Ensuite to Master
- New Double Glazing
- Gas Central Heating
- Communal Gardens
- Lift Access



Why you'll like it

Situated in a highly sought-after position on Grove Road, Bournemouth, this exceptional fifth-floor apartment offers spacious coastal living with approximately 111 sqm (1,195 sqft) of beautifully proportioned accommodation. Benefiting from a share of the freehold, lift access to all floors, underground allocated parking and breathtaking sea views, this impressive home is perfectly suited to families, professionals, downsizers or those seeking a luxurious seaside retreat.

The apartment features three double bedrooms with fitted wardrobes, spacious living room, dining room, including a superb main bedroom with a private ensuite bathroom, alongside a well-appointed family bathroom with additional shower cubicle. The bright and spacious living accommodation flows seamlessly onto an enclosed balcony, where panoramic sea views provide the perfect setting to relax and unwind throughout the year.

Additional benefits include recently installed double glazing, gas central heating, secure underground allocated parking, visitor parking, intercom system and beautifully maintained communal gardens, creating an attractive and well-managed environment for residents.

Ideally positioned within easy reach of Bournemouth's award-winning beaches, town centre, mainline railway station, restaurants and leisure facilities, this outstanding apartment combines generous living space with an enviable coastal lifestyle in one of the area's most desirable locations.



Agent's Note's:

Tenure: Share of Freehold
 Lease: 145 years remaining
 Annual Service Charge: £ 4,910
 Annual Ground Rent: £ NIL
 EPC: C
 Council Tax: F

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

