



£230,000 Guide Price

Gervis Road, Bournemouth

Flat | 2 Bedrooms | 1 Bathroom

01202 289000

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# Step Inside

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## Key Features

- Share of Freehold
- Over 1,000 sq feet of accomodation
- Exceptional Living Room over 25" Long
- 2 Large Double Bedrooms
- Shower Room plus Additional WC
- New Carpets in the communal areas
- Central Location
- Parking (1)
- Short walk to the Beach
- Council Tax Band C EPC rating D

## Property Description

**\*\* SHARE OF FREEHOLD and NO FORWARD CHAIN \*\***

A spacious two-bedroom lower ground floor apartment extending to approximately 1,000 sq ft, located on the popular East Cliff just moments from Bournemouth's award-winning beaches.

Offered with no forward chain and benefitting from a share of freehold, the property forms part of an established development with secure entry.

The accommodation comprises a generous entrance hall leading to a substantial living room measuring 25'6" x 15'11" (7.76m x 4.85m), providing clearly defined space for both lounge and dining areas. The separate kitchen measures 12'9" x 7'8" (3.87m x 2.34m) and is positioned adjacent to a useful store.

There are two well-proportioned double bedrooms. Bedroom one measures 15'11" x 10'8" (4.85m x 3.26m) and bedroom two measures 12'9" x 12'7" (3.87m x 3.83m). The accommodation is served by a shower room with WC, together with an additional separate WC.

Externally, residents benefit from communal gardens and permit parking.

The location provides convenient access to Bournemouth town centre, the seafront and beaches, Bournemouth train station, and established road links towards Poole and Southampton.

Tenure: Share of Freehold EPC Rating: D Council Tax Band: C Service Charge: £3,300.00 p.a

## Main Particulars

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Tenure: Leasehold with Share of freehold

Lease Years Remaining: 962

Ground Rent: £ per year

Service Charge: £3300 per year

Conveniently situated close to Bournemouth town centre, this property offers easy access to a wide range of shops, restaurants and leisure facilities, along with the popular BH2 complex. The award-winning sandy beaches and Bournemouth Gardens are also within easy reach, providing lovely walks through to the seafront.

Excellent transport links are nearby, with Bournemouth railway station offering direct services to London Waterloo, along with easy access to the A338 and A31 for onward travel. Well regarded schools, Bournemouth University and Arts University Bournemouth are also within close proximity.

Front of building



Lounge



Dining area

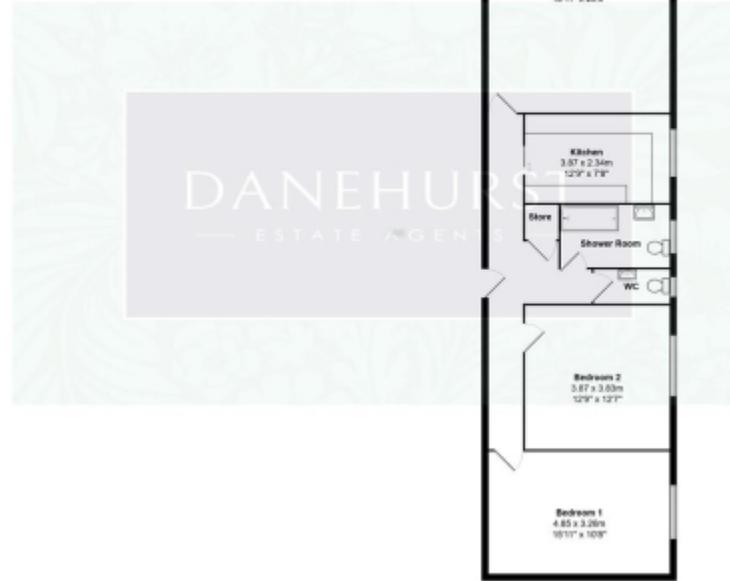


Lounge/Diner



Grange Court, Gervis Road, Bournemouth, BH1 3EF

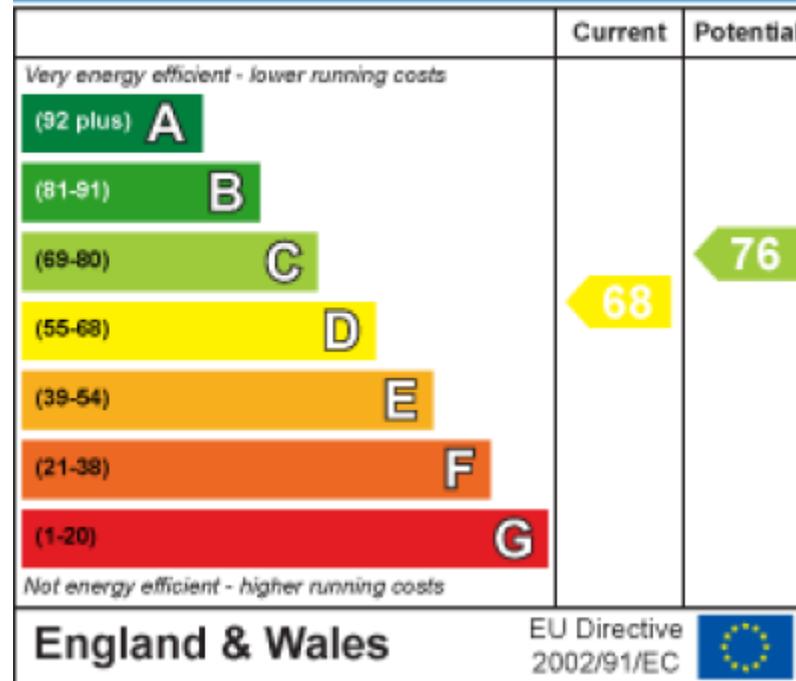
All measurements are approximate and for display purposes only



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

## Energy Efficiency Rating



Telephone: 01202 289000

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