DANEHURST

ESTATE AGENTS



GERVIS ROAD, BOURNEMOUTH, BH1 3EF

Guide price £230,000



** 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







- 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

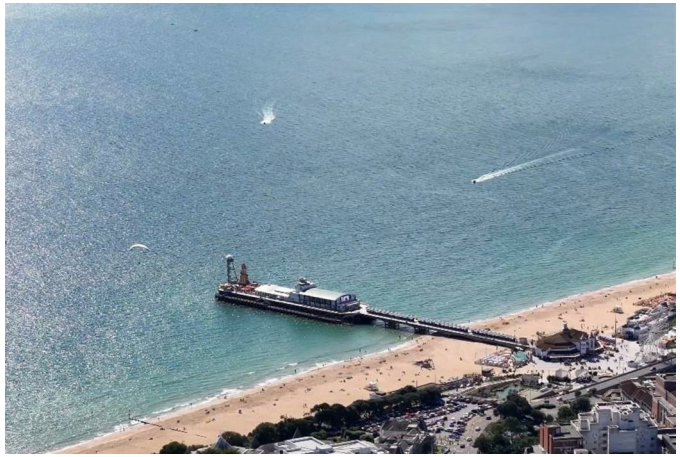










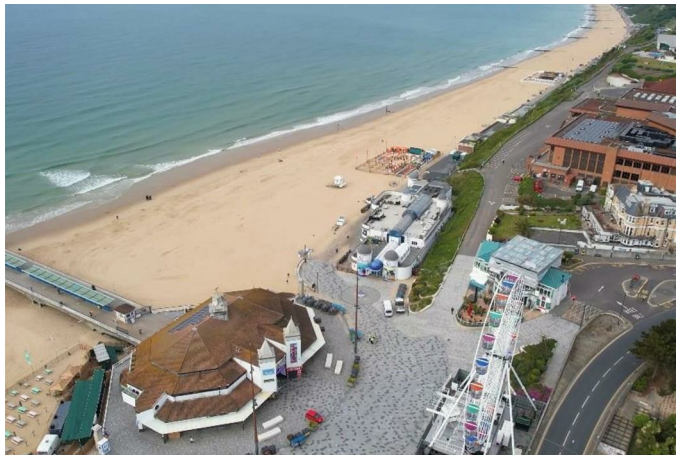




Location

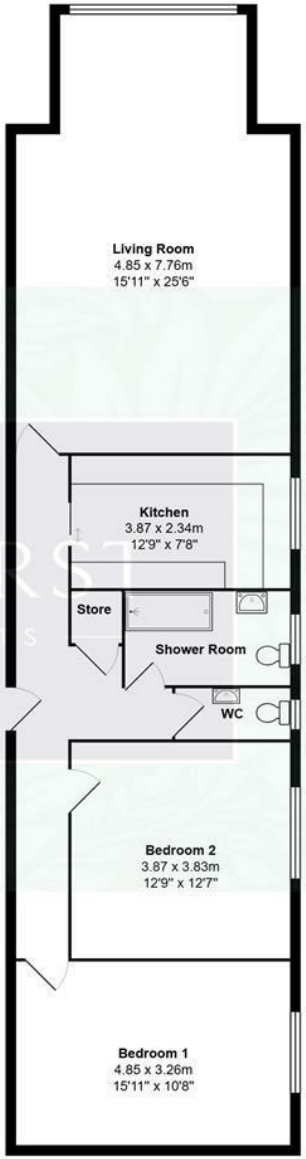
Conveniently situated close to Bournemouth town centre, this property offers easy access to a wide range of shops, restaurants and leisure facilities, along with the popular BH2 complex. The award-winning sandy beaches and Bournemouth Gardens are also within easy reach, providing lovely walks through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



Grange Court, Gervis Road, Bournemouth, BH1 3EF

All measurements are approximate and for display purposes only



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