



**Grove Mansions Grove Road,BOURNEMOUTH BH1 3DA**



**welcome to**

**Grove Mansions Grove Road, BOURNEMOUTH**

This top floor flat in Central Bournemouth comprises of secure entry to communal hallway, staircase leading to flat entrance on the second floor. Internally the hallway has doorways leading to all principle rooms. There are two rooms that face the front of the building with stunning bay windows.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Fox & Sons are pleased to offer for sale this top floor flat in Central Bournemouth. The property comprises of secure entry to communal hallway, staircase leading to flat entrance on the second floor. Internally the hallway has doorways leading to all other rooms. There are two rooms that face the front of the building with bay windows. To the rear of the flat are two bedrooms, kitchen and bathroom. The bathroom includes 3 piece suite with shower over bath with a separate toilet

#### **Cloakroom**

4' 5" x 2' 6" ( 1.35m x 0.76m )

#### **Lounge**

17' 4" x 14' 11" ( 5.28m x 4.55m )

#### **Kitchen**

12' 5" x 10' ( 3.78m x 3.05m )

#### **Bedroom One**

17' 6" x 13' 11" ( 5.33m x 4.24m )

#### **Bedroom Two**

16' 1" x 10' ( 4.90m x 3.05m )

#### **Bedroom Three**

16' 3" x 8' 5" ( 4.95m x 2.57m )

#### **Bathroom**

welcome to

## Grove Mansions Grove Road, BOURNEMOUTH

- Top Floor Apartment
- Three Double Bedrooms
- Shared Parking
- 968 Square Feet (90sqm)
- No Forward Chain

Tenure: Leasehold EPC Rating: D

**£260,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN108298](https://fox-and-sons.co.uk/Property/WTN108298)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:  
WTN108298 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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