



**HINTON WOOD, 17 GROVE ROAD, BOURNEMOUTH, DORSET, BH1**

**£380,000 SHARE OF FREEHOLD**

A superbly presented second floor apartment with stunning sea views situated in an enviable position on the cliff top in Bournemouth. The area boasts award winning beaches as well as a vibrant town centre. The apartment has been continually improved by the current owners to an exacting standard and would make an ideal permanent or second home.

Purpose built second floor apartment | Two double bedrooms | Two reception rooms | Two contemporary bathrooms | Modern kitchen | Two balconies | Underground parking | Onsite concierge

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The East cliff is perfectly located with the award winning safe sandy beaches directly beneath you which enjoy the warmest sea temperatures in the UK and offer stunning views of the Isle of Wight and the Purbecks.

Just a short walk away are the superb shopping and leisure facilities in Bournemouth Town Centre which offer an excellent range of shops, bars and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





## DESCRIPTION

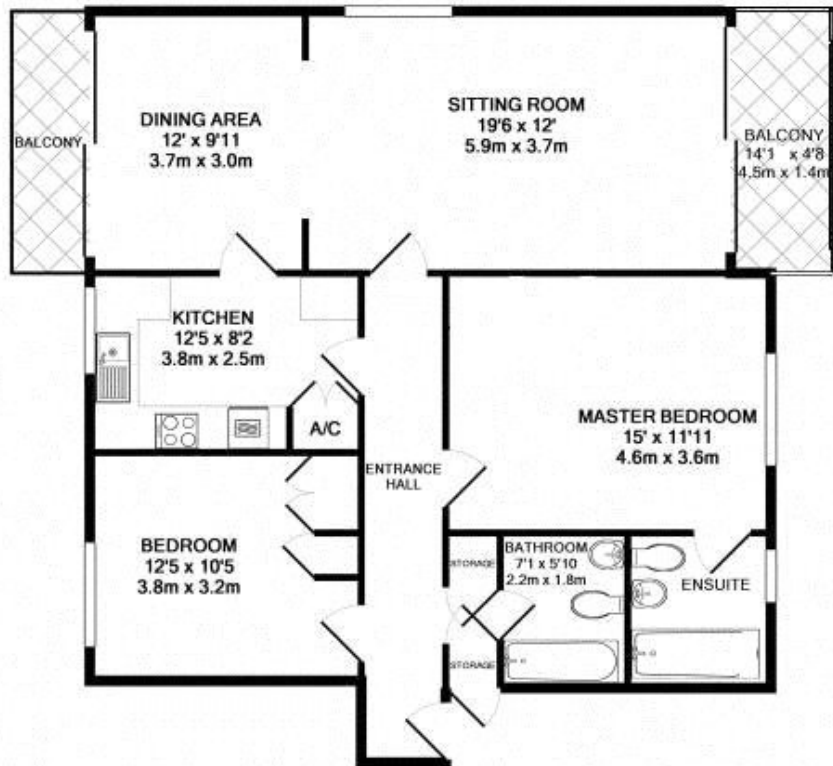
The apartment is situated on the second floor which can be accessed via either a lift or stairs through well-presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, housing two store cupboards, a study area and doors to principal rooms.

The bright lounge and enclosed balcony are a particular feature of the property benefiting from stunning south facing sea views whilst also overlooking the immaculately kept communal gardens. The enclosed balcony has wide opening windows and underfloor heating beneath a tiled floor. Should the new owner decide the balcony can revert to being an open balcony with ease.

The dining room can be entered via either double doors from the lounge or via a door from the kitchen, there is ample room for a sizable dining table and access onto a further balcony which enjoys tree views. The kitchen is beautifully fitted with a range of base and eye level work units with integrated Neff appliances with inset LED lighting.

There are two generous double bedrooms both with high quality fitted wardrobes and dressing tables and the added benefit of a contemporary en suite bathroom to the master bedroom which benefits from underfloor heating, double size walk in shower with rain shower head, Wc and wash hand basin. The family bathroom benefits from underfloor heating, panelled bath with inset mood lighting, Wc and wash hand basin.

An secure underground parking space is conveyed with the property. There is an onsite concierge who looks after the running of the building, monitors security and does a waste collection from each flat Monday - Friday. The communal gardens are beautifully presented and enjoy far reaching views from the Purbecks to the Isle of Wight. A locked gate leads from the communal gardens to the cliff top.



Total floor area approx 96 sq mtrs  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any

*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** E

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £3620 to include on site porter, communal gas fired central heating system, building insurance, gardening, communal hall cleaning, window cleaning.

## AT A GLANCE

- Purpose built second floor apartment
- Two double bedrooms
- Two reception rooms
- Two contemporary bathrooms
- Modern kitchen
- Two balconies
- Underground parking
- Onsite concierge

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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